

SPECIAL MEETING

**Zoning Board of Appeals Hybrid Meeting
December 2, 2021 6:00 P.M.
Room 201 Second Floor
200 School Street, Putnam**

Roll Call:

Agenda:

Public hearing on Appeal # 2021-007 Matthew McLaughlin request for a 4-foot variance from the required 5 feet down to 1 foot for the placement of a shed in accordance with Section 401 "Schedule of Uses & Districts" of the Town of Putnam Zoning Regulations. Property noted by location Town Assessors Map 20, Lot 10, Zoned R-7. VOTE REQUIRED

Regular Meeting:

Review minutes of the November 16, 2021 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2021-007 Matthew McLaughlin – side yard setback from the required 5' down to 1'

Meeting Schedule 2021

Accepting of New Applications for public hearing on December 21, 2021. POSSIBLE VOTE REQUIRED

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes
November 16, 2021 7:00 P.M.
Room 201 Second Floor
200 School Street, Putnam

Present: Joseph Nash-Chairman, Scott Zadora, Glenn Godley, Robert Greene

Agenda:

Opened public hearing on Appeal # 2021-007 Matthew McLaughlin request for a 1-foot variance from the required 5 feet down to 4 feet for the placement of a shed in accordance with Section 401 "Schedule of Uses & Districts" of the Town of Putnam Zoning Regulations. Property noted by location Town Assessors Map 20, Lot 10, Zoned R-7. Matthew McLaughlin spoke on his behalf as well as informing the board his request was for a 4 foot variance and apologized for the wording of his application. If approved the shed once built would be 1 foot from the neighboring property line. It was the opinion of the Board that the hearing be re-noticed, and neighboring property owners notified. Motion by Scott Zadora to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the October 19, 2021 meeting.

Motion by Scott Zadora to accept the minutes, second by Robert Greene. ALL WERE IN FAVOR

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2021-006 53 Prospect Street LLC - side yard setback from 20' to 3' - front yard setback from 25' to 4'

Motion by Scott Zadora to grant the variance, second by Robert Greene. ALL WERE IN FAVOR.

Appeal # 2021-007 Matthew McLaughlin – side yard setback from 5' to 4'

Motion by Glenn Godley to reschedule and repost the meeting with a public hearing for December 2, 2021 @ 6:00 P.M., second by Scott Zadora. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing on December 21, 2021. None

Motion by Glenn Godley to adjourn at 7:13 P.M., second by Robert Greene. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2021-007

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 11-1-2021
FEE: 160.00 cash
Amount Check #

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

1.) NAME OF APPLICANT: MATTHEW MCLAUGHLIN
ADDRESS & TELEPHONE NO. 53 FREMONT STREET, Putnam, CT 860-230-6930

2.) OWNER OF LAND MATTHEW MCLAUGHLIN
ADDRESS 53 FREMONT ST, Putnam, CT 06260

3.) PREMISES LOCATED AT: MAP 020 LOT 010 STREET CARD NO. _____

4.) ZONE R-7 AREA OF LOT .13 FRONTAGE _____

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

We are requesting ~~a variance~~ a Variance For our property of 4' TO
Install a shed on the side of the house. This is applicable to section
401 Schedule of dimensional Regulations and according to this we require
a 5' Setback From the property line to the shed. Because of the contours
of our property the only place to install a shed is on the east side of the
house near the end of the driveway. The shed will be used for storage of four
lawn tools including the riding lawn mower (tractor) which is also used for snow
removal. The backyard has a right of way for the neighbor which prevents us
from blocking it. Due to my father's disability he is unable to easily get to a
shed that is in the far corner of the backyard as the hill to get into the backyard is too
steep for him to safely walk to it. Our neighbor has agreed to us installing the
shed this close to the property line already, We just require approval
for the Variance.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Matthew McLaughlin 10/30/21
SIGNATURE OF APPLICANT DATE

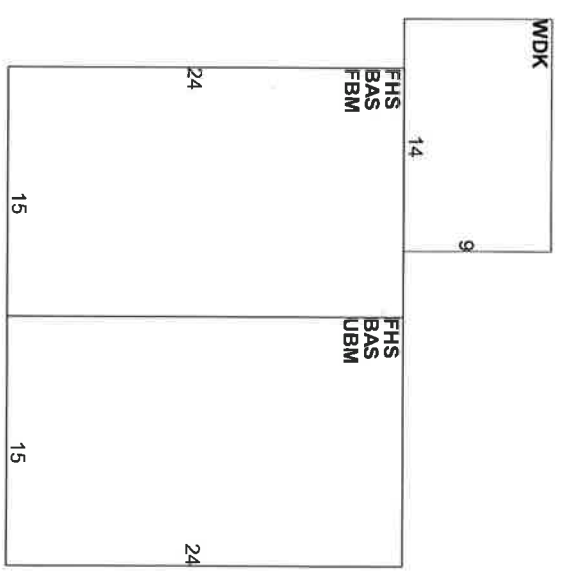
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	11		C				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	23		Laminate				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthms	2						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	5						
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
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BUILDING SUB-AREA SUMMARY SECTION

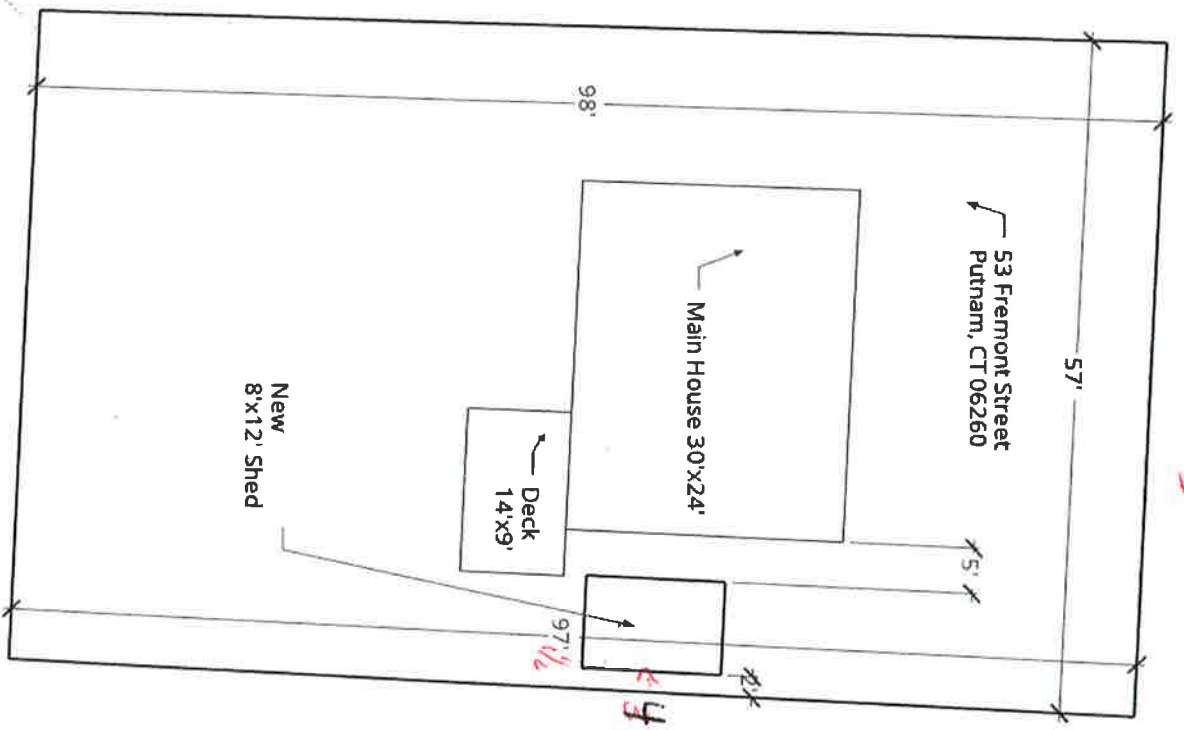
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	720	720		96.76	69,667
FBI	Basement Finished	0	360		43.54	15,675
FHS	Finished Half Story	504	720		67.73	48,767
UBM	Basement, Unfinished	0	360		19.35	6,967
WDK	Deck, Wood	0	126		9.98	1,258
TL Gross Liv/Lease Area:		1,224	2,286			162,334



68-1012845

[illegible]

Fremont



Requesting a 4' Variance

