

**Zoning Commission Hybrid Meeting
Putnam, CT**

December 15, 2021, 2021 07:00 PM Eastern Time

Join Zoom Meeting

<https://zoom.us/j/94254808067?pwd=TXE0dDQ3c0xJWdDdtbVhzNTNUZ1dkQT09>

Meeting ID: 942 5480 8067

Passcode: 3Hp8HU

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 942 5480 8067

Passcode: 315946



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Zoning Commission Hybrid Meeting

December 15, 2021 7:00 P.M.

Conference Room # 201

Second Floor

Roll Call:

Agenda:

Public hearing on Docket # 2021-21 Keziah K Colleton. Esq. request for a proposed Zone Change from R-7 Residential to NC/Neighborhood Commercial. The lots by address included in the proposed change consist of 34, 58, 60, Sunnyside Avenue, 104, 110, 126, and 136 Church Street. Town Assessors Map 11, Lots 136, 168, 184, 191, 198, 199 and 207, Zoned R-7. VOTE REQUIRED

Regular Meeting:

Review the minutes of the October 26, 2021 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2021-21 Kiezia K. Colleton Esq. – Zone Change from 7 Residential to NC/Neighborhood Commercial

Other Business: POSSIBLE VOTE REQUIRED

Adjournment.

Zoning Commission Special Meeting Minutes
Via Zoom
October 26, 2021 7:00 P.M.

Present: Patricia Hedenberg, Liz Thompson, Douglas Taylor, Peter McMorris
Absent: Nick Huston, Tina Lajoie-Alternate

Agenda:

The continuance of the public hearing took place on Docket # 2021-09 Dexter's Best LLC request for a Special Permit to change one non-conforming use to another non-conforming use in accordance with Section 501.7 "Non-Conforming Uses" for retail sales of home and commercial safes. Property located at 42 Woodstock Avenue West, Town Assessor's Map 001, Lot 010, Zoned R-10. Attorney Frasier and Zachary Dexter were present. The Certificate of Mailings to the abutting property owners were received to the satisfaction of the Commission.

Motion by Douglas Taylor to close the public hearing, second by Liz Thompson. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the October 20, 2021 meeting.

Motion by Douglas Taylor to accept the minutes, second by Liz Thompson. ALL WERE IN FAVOR

Correspondence: None

New Business:

Arrival of Commission member Peter McMorris. Patricia Hedenberg reviewed what had transpired during the meeting before his arrival.

Docket # 2021-09 Dexter's Best LLC - Special Permit to change one non-conforming use to another non-conforming use -Retail sales of home safes and commercial safes.

Motion by Douglas Taylor to approve, second by Liz Thompson. ALL WERE IN FAVOR

Other Business:

Meeting schedule for the year 2022

Motion by Liz Thompson to hold the meetings on the third Wednesday of the month at 7:00 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Douglas Taylor to adjourn at 7:15 P.M, second by Liz Thompson. ALL WERE IN FAVOR

Respectfully submitted by Brenda Roy. Please note these minutes have not been accepted by the Commission and will be placed on the next meeting agenda.

November 24, 2021

To: Zoning Commission

From: Planning Commission

Please be advised that at the meeting held on November 22, 2021 the Town of Putnam Planning Commission gave a Positive Recommendation for Docket #2021-21 for the proposed zone change from R-7 Residential to NC Neighborhood Commercial. Property located at 104, 110, 126, 136 Church Street and 34, 58, 60 Sunnyside Avenue.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- Application for Special Permit of Exception
- Application for Amendment to Regulations
- Application for Zone Change
- Other _____

Docket No. 2021-21
 Date 11-9-2021
 Fee: 160.00 1098
 Amount Check No.

1.) Name of Applicant: Keziah K Colleton, Esq | Phone: 614-483-9874
 Address & Telephone No. 64 Beacon St. Apt. 5307, Worcester, MA 01610

2.) Owner of Land Town of Putnam
 Address 126 Church Street

3.) Location of Property 126, 136, 34, 58, 60, 110, 104 Zone R7
CHURCH/SUNNYSIDE CHURCH
 Street or Road

Assessor's Map No. 11 Lot No. 168, 136, 184, 191, 198, 199 & 204

4.) State nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

SEE ATTACHED

SUBMIT THIS APPLICATION NO LESS THAN 10 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

[Signature] 11/9/21
 Signature of Applicant Date

Date Accepted _____
 Date Rejected _____

Signature of Chairman

CHURCH STREET COMMONS ZONING PROPOSAL

Pursuant to Section 111 of the Town of Putnam Zoning Regulations, I am requesting a zone change for the block of Sunnyside Street and Church Street. To include lots: 126, 136, 34, 58, 60, 110, and 104. Presently these lots are zoned R7 and I am applying for a zone change from R7 to Neighborhood Commercial. Please see details of my request below.

Respectfully submitted,

Keziah Colleton, Esq.

Location: 126 Church Street, Putnam, CT 06260

Vision: Provide an innovative multi-use facility to contribute to and stimulate the economy in Putnam by filling gaps in the local marketplace, attract and retain professional business partners, and provide job opportunities.

Mission: To renovate 126 Church Street into a multi-purpose facility featuring offices (to include law and medical), luxury residential apartments, and retail shops, whilst maintaining the integrity and historic value of the original building.

General Overview

Church Street Commons is a multi-purpose space featuring offices (including but not limited to law and medical), luxury residential apartments, and retail shops, located in the former Town Hall in Putnam, Connecticut. Church Street Commons (the "Commons") seeks to provide new and innovative businesses to the community. Putnam is a wonderful location for this opportunity as the town has easy access to Interstate 395, a vibrant and walkable downtown area, and ideal location in the tri-state area. The Commons aim is to contribute to the community identity and local economy by providing a space where community members can live, work, and play.

The Commons project sees areas of opportunity in downtown Putnam to facilitate the shortage in housing. The project also seeks to participate in the culture and culinary scene by filling gaps in the local marketplace. The former Town Hall is rich in history and is a centerpiece in the downtown area. Church Street Commons aims not to erase such history, but become a part of it by assuring its legacy.

Proposed Businesses @ Church Street Commons:

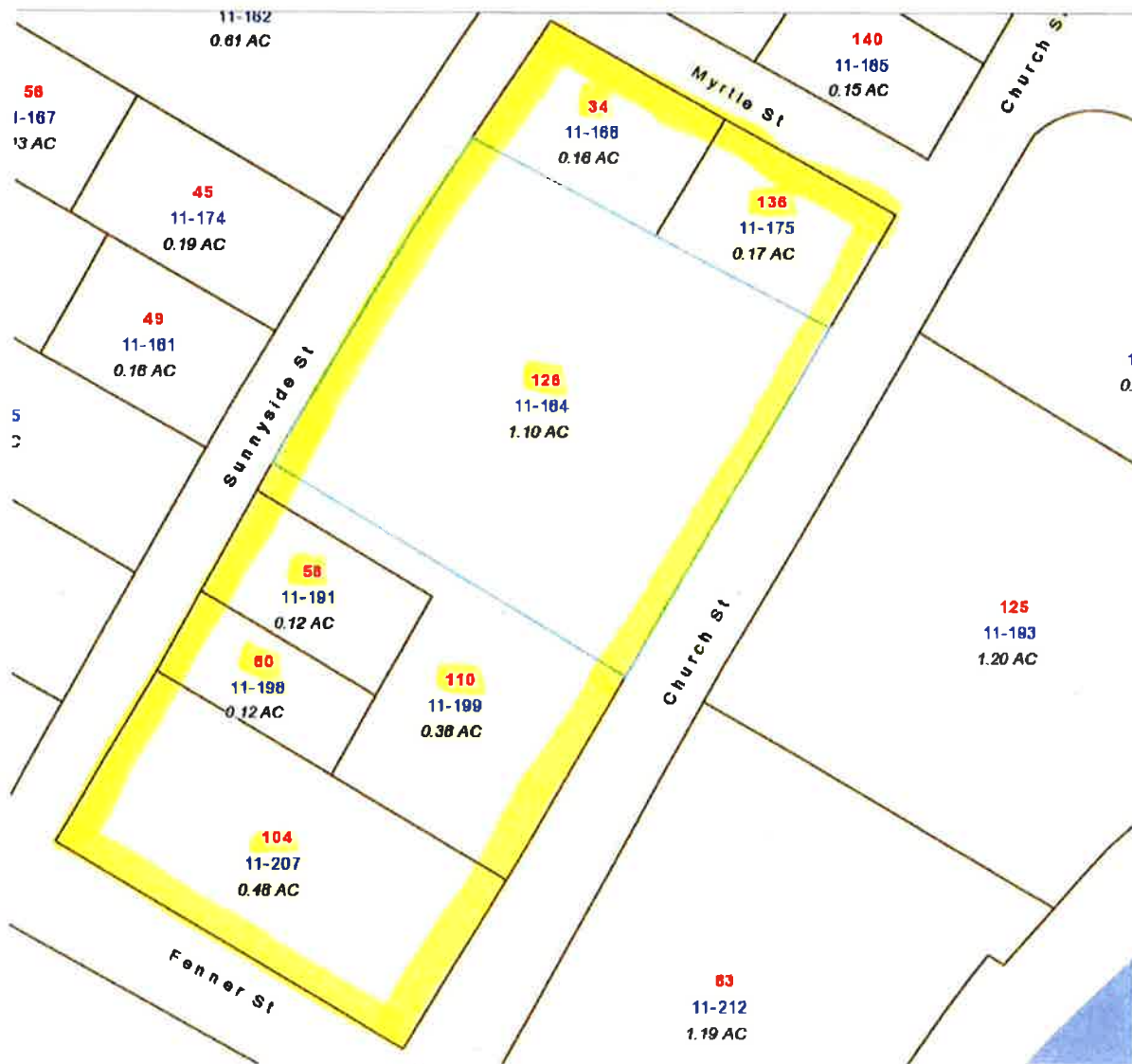
- **Church Street Marketplace --> First Floor → Phase 2**
 - Church Street Marketplace (CSMP) is a European-style, food-focused multi-vendor marketplace featuring a food court, artisanal small merchant market and pantry featuring local and regional goods, fit to provide a unique gastronomic experience to delight even the most discerning of foodies.
 - CSMP intends to be modeled after Worcester Public Market, which would have vendor stalls and kiosks available for rent.
 - Potential Vendors
 - Southern Basics: Takeaway-focused restaurant specializing in southern fare
 - Goodgain Baking Co.: Artisanal Bakery + Creamery
 - FloriKulture: Cut Flower Shop + Herbary
 - Flowers provided by family owned farm, Kevacushé Farms, opening in Hampton in Spring/Summer 2022.

- **Professional Offices --> Second Floor → Phase 1**
 - Colleton Law, PLLC: Intellectual Property + Immigration Law
 - Naturopathic Medical Office & Spa
 - There will be a minimum of 5 professional offices on the second floor, the medical office and law office are only two of the designated offices on that floor.

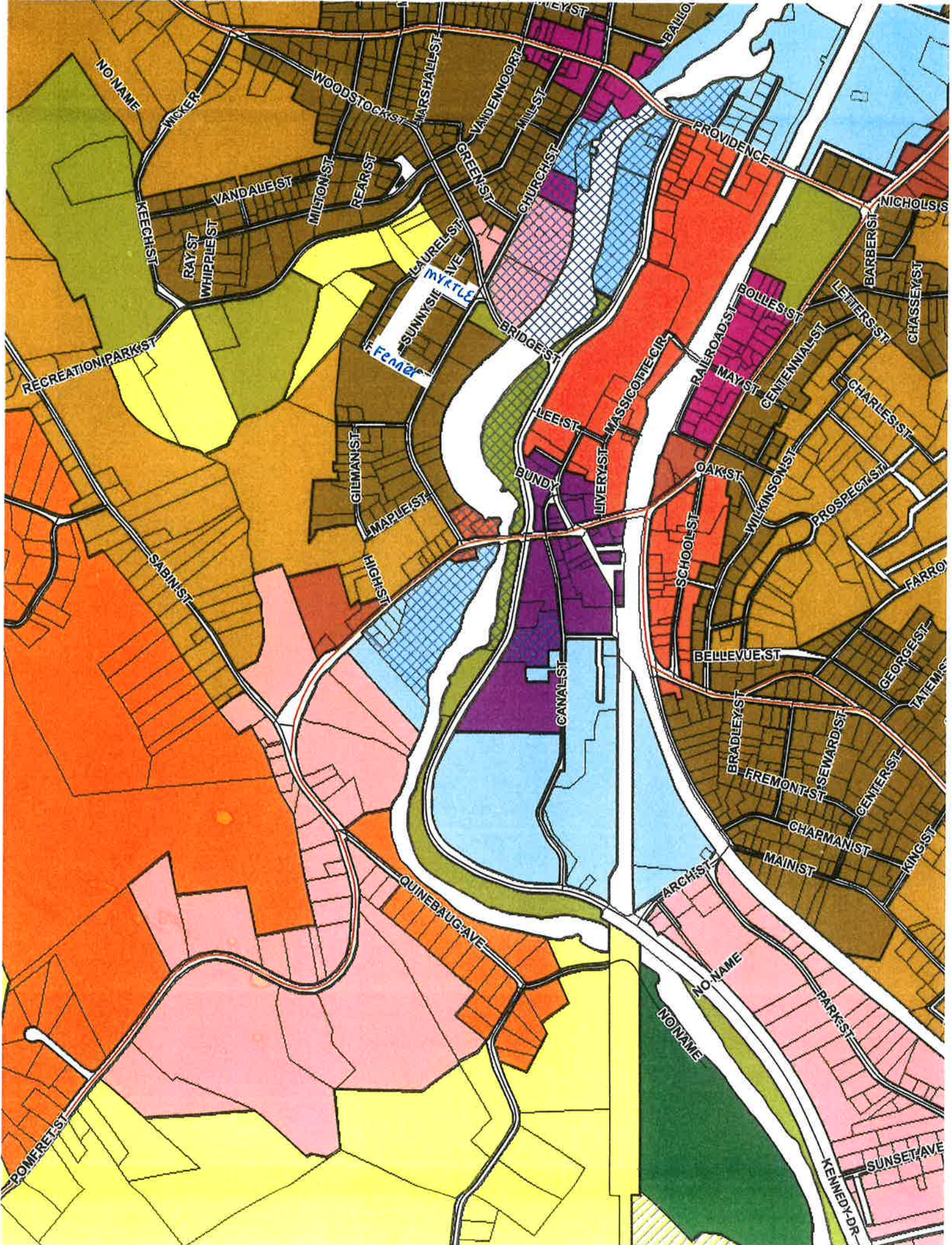
- **The Residences @ Church Street Commons --> Third Floor→ Phase 3**
 - Luxury apartments with river views. Maximum of 6 units.
 - Pet friendly, 1-2 bedrooms with gym, common room.

- **Tower/Overlook → Fourth Floor → Phase 4**
 - Tower to be potentially developed into an observatory/small library

- **Outdoor:**
 - Part of the grassy area in the front of the building will be developed into a seasonal outdoor patio that people can use to eat and enjoy the outdoors (Phase 2).
 - Green space in the rear on the hill will be developed into a flower garden (Phase 1)



Picture is showing a zoomed in view of the proposed lots for zone change: 126, 136, 34, 58, 60, 110, and 104



OFFICE REVIEW
ADDITIONAL 8 ADDRESS

Parcel ID: 010-070-000
FOISY DAVID L + LORI J
71 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-128-000
THE BANK OF NEW YORK MELLON
ONE MORTGAGE WAY
MOUNT LAUREL NJ 08054

Parcel ID: 011-132-000
ATHENA PROPERTIES LLC
PO BOX 644
PUTNAM CT 06260

Parcel ID: 011-134-000
ZILLA REAL ESTATE LLC
6 WILSONVILLE RD
THOMPSON CT 06277

Parcel ID: 011-135-000
BRENNAN DAVID & MARIE TR
176 CHURCH ST
PUTNAM CT 06260

Parcel ID: 011-136-000
ADAMS ALISON L & MIXON WILLIAM
E
26 PULASKI DRIVE
WARE MA 01082

Parcel ID: 011-137-000
PUTNAM TOWN OF
PUTNAM SPECIAL SERVICE DISTRICT
SPECIAL SERVICE DISTRICT
200 SCHOOL ST
PUTNAM CT 06260

Parcel ID: 011-139-000
RICHARDSON PATRICK E TRUSTEE
14 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-141-000
PUTNAM BAPTIST CHURCH
PO BOX 85
PUTNAM CT 06260

Parcel ID: 011-142-000
COOK HENRY B III & JENNIFER
5 SUNNYSIDE AVE
PUTNAM CT 06260

Parcel ID: 011-143-000
BOJ CRYSTAL
45 LAUREL AVE
PUTNAM CT 06260

Parcel ID: 011-144-000
PUTNAM TOWN OF
VACANT LAND
200 SCHOOL ST
PUTNAM CT 06260

Parcel ID: 011-145-000
SELMECKI SCOTT EDWARD
17 SUNNYSIDE AVE
PUTNAM CT 06260

Parcel ID: 011-146-000
COREY ARTHUR E JR+ PATRICIA A
16 WOODSTOCK AVE
PUTNAM CT 06260

Parcel ID: 011-148-000
KENNEDY JODY
17 STONYWOODS DR
UXBRIDGE MA 01569

Parcel ID: 011-149-000
BOJ CRYSTAL M
43-45 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-150-000
BROUWER NINA
24 SUNNYSIDE AVE
PUTNAM CT 06260

Parcel ID: 011-152-000
DESAULNIER DAVID B
138 LIBERTY HWY
PUTNAM CT 06260

Parcel ID: 011-153-000
THOMPSON TAMMY
47 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-155-000
CHOUDHRY AMER
146 CHURCH ST
PUTNAM CT 06260

Parcel ID: 011-157-000
PAGLIONE JEFFREY & MARY ANN
57 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-159-000
TMC KEYWEST LLC
PO BOX 155
N SCITUATE RI 02857

Parcel ID: 011-160-000
STATE OF CONN
COURT HOUSE
PUTNAM CT 06260

Parcel ID: 011-162-000
DAVIS-PAGE KATHLEEN M & PAGE
ROBERT A
1610 KINGMAN RD
KINGMAN ME 04451

Parcel ID: 011-163-000
PAGLIONE JEFFREY & MARY ANN
57 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-165-000
MCCARTHY MARY & PAUL
140 CHURCH ST
PUTNAM CT 06260

Parcel ID: 011-167-000
RAMONAS JOANN M
56 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-168-000
BREWER NOAH
2879 E. JANELLE WAY
GILBERT AZ 85298

Parcel ID: 011-173-000
THURSTON DEBRA K
65 LAUREL ST
PUTNAM CT 06260

Parcel ID: 011-174-000
RYAN JEAN M & DANIEL J SR
45 SUNNYSIDE AVE
PUTNAM CT 06260

Parcel ID: 010-070-000
FOISY DAVID L + LORI J
 71 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-100-000
BLISS KENNETH D & JENNIFER
 16 RAVINE ST
 PUTNAM CT 06260

Parcel ID: 011-143-000
BOJ CRYSTAL
 45 LAUREL AVE
 PUTNAM CT 06260

Parcel ID: 011-147-000
ISABEL INTERCONTINENTAL LLC
 52 CHURCH ST
 PUTNAM CT 06260

Parcel ID: 011-148-000
KENNEDY JODY
 17 STONYWOODS DR
 UXBRIDGE MA 01569

Parcel ID: 011-149-000
BOJ CRYSTAL M
 43-45 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-150-000
BROUWER NINA
 24 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-152-000
DESAULNIER DAVID B
 138 LIBERTY HGWY
 PUTNAM CT 06260

Parcel ID: 011-153-000
THOMPSON TAMMY
 47 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-155-000
CHOUHRY AMER
 146 CHURCH ST
 PUTNAM CT 06260

Parcel ID: 011-157-000
PAGLIONE JEFFREY & MARY ANN
 57 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-159-000
TMC KEYWEST LLC
 PO BOX 155
 N SCITUATE RI 02857

Parcel ID: 011-162-000
DAVIS-PAGE KATHLEEN M & PAGE
ROBERT A
 1610 KINGMAN RD
 KINGMAN ME 04451

Parcel ID: 011-163-000
PAGLIONE JEFFREY & MARY ANN
 57 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-165-000
MCCARTHY MARY & PAUL
 140 CHURCH ST
 PUTNAM CT 06260

Parcel ID: 011-167-000
RAMONAS JOANN M
 56 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-168-000
BREWER NOAH
 2879 E. JANELLE WAY
 GILBERT AZ 85298

Parcel ID: 011-173-000
THURSTON DEBRA K
 65 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-174-000
RYAN JEAN M & DANIEL J SR
 45 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-175-000
NIXON LISA A & JESSE LEE
 136 CHURCH ST
 PUTNAM CT 06260

Parcel ID: 011-177-000
CHAUSSE KELLY L
 58 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-181-000
DELSANTO COLLIN ROBERT JAMES
 49 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-182-000
PUTNAM TOWN OF
VETERANS PARK
 200 SCHOOL ST
 PUTNAM CT 06260

Parcel ID: 011-184-000
PUTNAM TOWN OF
TOWN HALL
 200 SCHOOL ST
 PUTNAM CT 06260

Parcel ID: 011-185-000
BURGOS EFRAIN
 53 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-188-000
PERRON EDWARD J & CAROLINE A
 59 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-189-000
DIZZAZZO CHRISTY D + LOUISE M
 75 LAUREL ST
 PUTNAM CT 06260

Parcel ID: 011-191-000
GARRETT DAWN A
 58 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-193-000
B NAI SHALOM SYNAGOGUE
 125 CHURCH STREET
 PUTNAM CT 06260

Parcel ID: 011-195-000
CAMPBELL PHYLLIS E
 65 SUNNYSIDE AVE
 PUTNAM CT 06260

Parcel ID: 011-198-000
PATRICIA GORDON LIVING TRUST
AGREEMENT
PATRICIA GORDON TRUSTEE
60 SUNNYSIDE AVE
PUTNAM CT 06260

Parcel ID: 011-199-000
LUTZEN CHARLES A III
110 CHURCH ST
PUTNAM CT 06260

Parcel ID: 011-207-000
TREBOR REALTY LLC
104 CHURCH ST
PUTNAM CT 06260

Parcel ID: 011-212-000
ISABEL INTERCONTINENTAL LLC
1429 ROUTE 169
WOODSTOCK CT 06281

Parcel ID: 011-215-000
PSA EDUCATION INC
18 MAPLE ST
PUTNAM CT 06260

Parcel ID: 011-226-000
DAUGHTERS OF THE HOLY SPIRIT
508 POMFRET ST
PUTNAM CT 06260

Parcel ID: 011-228-000
LAPOINTE LAURENCE A M
290 PROSPECT STREET
WILLIMANTIC CT 06226

Parcel ID: 011-230-000
DAUGHTERS OF HOLY SPIRIT
CHAPLAINS RESIDENCE
81 CHURCH ST
PUTNAM CT 06260

Parcel ID: 011-238-000
PUTNAM TOWN OF
ROTARY PARK
200 SCHOOL ST
PUTNAM CT 06260

Parcel ID: 011-242-000
COURNOYER JAMES V &
BUFFORD PATRICK H
45 AUGER LANE
DURHAM CT 06422

Parcel ID: 011-246-000
BALACHANDRAN THIRUVENI &
ISABEL CHANDANA
1429 ROUTE 169
WOODSTOCK CT 06281

Parcel ID: 015-008-000
ISABEL INTERCONTINENTAL LLC
1429 ROUTE 169
WOODSTOCK CT 06281

Parcel ID: 015-014-000
ISABEL INTERCONTINENTAL LLC
52 CHURCH ST
PUTNAM CT 06260