

**Zoning Commission Hybrid Meeting  
Putnam, CT**

**April 20, 2022 07:00 PM Eastern Time**

Join Zoom Meeting

<https://us06web.zoom.us/j/89896400952?pwd=MVc2dU16eDN0VTg4R2tTY05JeHpRUT09>

Meeting ID: 898 9640 0952

Passcode: ZrcFW3

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 898 9640 0952

Passcode: 473141

Zoning Commission Hybrid Meeting  
April 20, 2022 7:00 P.M.  
Putnam Municipal Complex  
Room # 201 Second Floor  
200 School Street  
Putnam, CT

Roll Call:

Agenda:

Public hearing on Docket # 2022-01 Douglas Porter-WBA Real Estate LLC request for a Special Permit in accordance with Article 5, Section 501.7 of the Town of Putnam Zoning Regulations to change one non-conforming use to another. The applicant is seeking to utilize the existing parking lot with the proposed uses of the building to consist of storage/warehouse, office space for a remodeler/plumber and a carpentry shop. Property located at 60 Woodstock Avenue, Town Assessors Map 011, Lot 104, Zoned R-7. VOTE REQUIRED

Regular Meeting:

Review the minutes of the December 15, 2021 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2022-01 Douglas Porter-WBA Real Estate LLC – Special Permit – Changing one non-conforming use to another (Formerly Putnam Candy Co.)

Other Business: POSSIBLE VOTE REQUIRED

Adjournment.



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. 2022-01  
 Date March 9, 2022  
 Fee: 160.00 5754  
 Amount Check No.  
 3-9-2022

DOUG@WBAHOMES.COM

- 1.) Name of Applicant: DOUG PORTER - WBA REAL ESTATE LLC  
 Address & Telephone No. 3 RTE 171 SUITE 1 WOODSTOCK CT 06281
- 2.) Owner of Land JEANNETTE BEAUDRY  
 Address 183 COOMER HILL ROAD DAYVILLE, CT 06241
- 3.) Location of Property 60 WOODSTOCK AVE Zone R7  
 Street or Road
- Assessor's Map No. 011 Lot No. 104

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.

CONFIRM USE OF BUILDING FOR STORAGE/WAREHOUSE/OFFICE  
FOR NEW OWNER (REMODELER/PLUMBER)

CONFIRM INCIDENTAL USE OF BUILDING FOR CARPENTER  
SHOP IN ACCORDANCE WITH SECTION 501.7

USE EXISTING PARKING LOT

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.

H Douglas Porter 3/9/2022  
 Signature of Applicant Date

Date Accepted \_\_\_\_\_  
 Date Rejected \_\_\_\_\_

Signature of Chairman

Article V

**Nonconforming Uses, Structures, Lots, and Off-Street Parking**

**Section 501 – Nonconforming Uses**

- A. A nonconforming use may be continued so long as it remains otherwise lawful subject to the following restrictions:
1. Such use shall not be enlarged or extended beyond the existing building or structure without the granting of a Special Permit by the Commission as specified in Section 501 herein.
  2. Any lawful nonconforming use of a portion of a building may be extended throughout the building, and any lawful nonconforming use may be extended upon the lot occupied by such building for Commercial and Industrial Nonconforming Uses only provided that the area of such building shall not be increased by more than a total of twenty-five (25) percent of the area of such building existing on the date it first became a lawful nonconforming use, and provided further that any extension or addition shall conform with all height, area, width, yard and coverage requirements for the District in which it is located.
  3. Such use may occupy any parts of a structure which were designed at the time of the adoption of these Regulations.
  4. Such use shall not be moved in whole or in part to any portion of the land other than that occupied by such use at the time of such addition of these Zoning Regulations.
  5. Such use which has been abandoned and not actively used for a period of more than one year shall not be resumed.
  6. Any structure containing a nonconforming use which is destroyed or damaged in any manner or from any cause whatsoever, to the extent of seventy-five percent of its current market value at the time such damage, as determined by the Agent, shall not be repaired or rebuilt unless the proposed use shall be in conformance with the provisions of these Zoning Regulations. In determining restoration cost, the cost of the land or factors other than the cost of the structure itself shall not be included. The prior nonconforming use may be rebuilt if a Special Permit is granted by the Commission. The application must conform with Section 114.
  7. Such use shall not be changed to another nonconforming use without granting of a Special Permit by the Commission. Applicant must comply with Sections 304 and 305. This section shall not apply to uses listed within the same category in Table III-1 – Schedule of Uses and Districts as determined by the Agent.
  8. Such use, if changed to a conforming use shall be properly maintained in good repair provided that such work does not enlarge or extend any nonconforming use.

Property Location: 60 WOODSTOCK AVE

MAP ID: 011/ / 104/ 000/

Bldg Name:

State Use: 2-1

Vision ID: 1176

Account #000167

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 12/02/2019 12:16

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BEAUDRY JEANNETTE A						Description	Code	Appraised Value	Assessed Value
183 COOMER HILL RD						COMM.	200	88,800	62,100
DAYVILLE, CT 06241						COMM.	200	56,300	39,400
Additional Owners:						COMM.	200	500	400
SUPPLEMENTAL DATA									
Other ID:	013/105-00	L.O.	X						
Survey		I/E							
Traffic	Light	NBHD Group							
Census	9031	NHBD	City						
District	1	Unsold Code							
Class	Warehouse-Storage	ASSOC PID#							
GIS ID:	011-104								
<b>Total</b>								145,600	101,900

6116  
PUTNAM, CT  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BEAUDRY JEANNETTE A		751/ 202	01/13/2015	U	I	0	11	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BEAUDRY ESTATE OF THOMAS E		333/ 304	12/04/1998	U		0	01	2019	200	62,100	2018	300	51,900	2017	300	51,900
BEAUDRY THOMAS E				U				2019	200	39,400	2018	300	46,900	2017	300	46,900
				U				2019	200	400	2018	300	300	2017	300	300
<b>Total:</b>								101,900	<b>Total:</b>	99,100	<b>Total:</b>	99,100	<b>Total:</b>	99,100		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<b>Total:</b>								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			2014	DM2

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	82,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	56,300
Special Land Value	0
Total Appraised Parcel Value	145,600
Valuation Method:	I
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>145,600</b>

NOTES	
PUTNAM CANDY COMPANY WHOLESALE CO.	

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
8808	08/12/2011	CM	Commercial	10,000	10/26/2012	100		INSTALL 2 NEW AWNI Vinyl Siding	06/18/2013			DB	00	Meas. & Listed	
8258	03/30/2009	RS	Residential	2,500	09/09/2009	100			10/26/2012			AS	57	HOUSE PERMIT	
									10/17/2011			AS	57	HOUSE PERMIT	
									09/09/2009			AS	57	HOUSE PERMIT	
									11/19/2007			AD	00	Meas. & Listed	

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	2-1	Commercial	R-7				0.17 AC	75,000.00	4.4176	5	1.0000	1.00	1	1.00			1.00	331,320.00	56,300

Total Card Land Units: 0.17 AC Parcel Total Land Area: 0.17 AC Total Land Value: 56,300

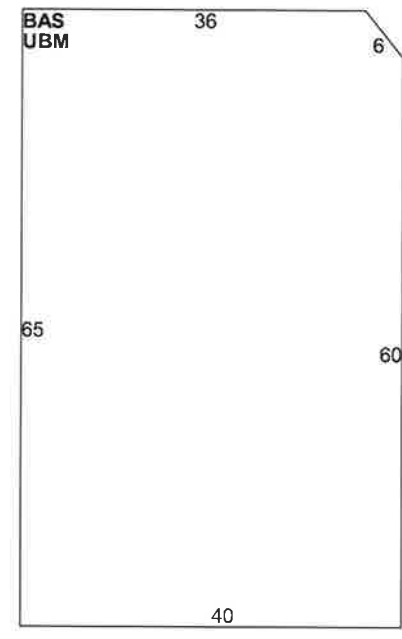
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	17		Store				
Model	94		Commercial				
Grade	12		C-				
Stories	1						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	03		Hot Air-no Duc				
AC Type	03		Central				
Bldg Use	2-1		Commercial				
Total Rooms							
Total Bedrms	00						
Total Baths	2						
Extra Fixtur							
Heat/AC	02		Heat/AC Split				
Frame Type	02		Wood Frame				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Susp-Ceil/Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Comn Wall							

**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
PAV1	Paving Asphalt			L	500	2.00	1938	C		A	50	500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,590	2,590		75.34	195,128
UBM	Basement, Unfinished	0	2,590		15.07	39,026
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,590</b>	<b>5,180</b>			<b>234,154</b>





# Town of Putnam, Connecticut

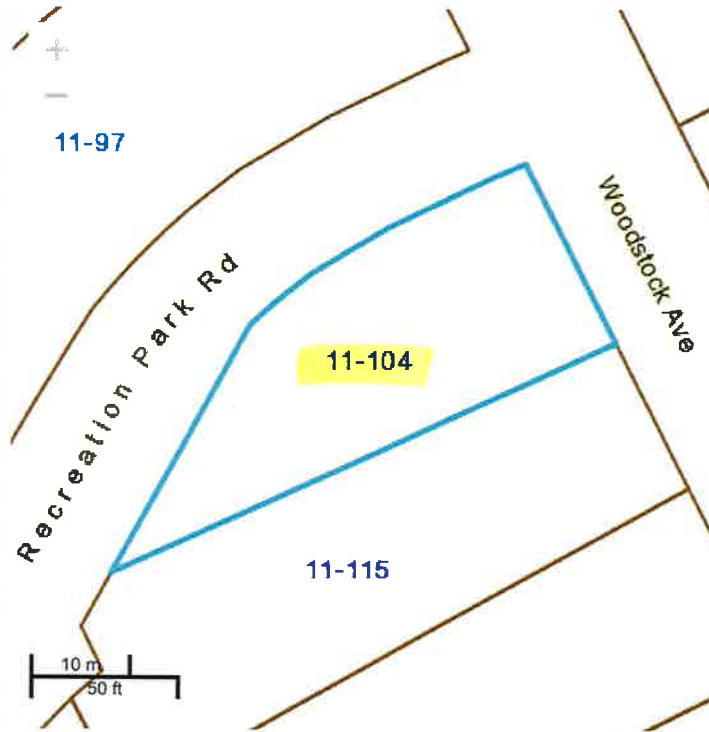
## Property Record Card

Card 1 of 1

### 60 WOODSTOCK AVE

ID: 1176

ID: **011-104** Account #: **000167**



Owner: BEAUDRY JEANNETTE A  
Co-Owner:  
Address: 183 COOMER HILL RD  
DAYVILLE CT 06241

**Assessment:** Total: \$101,900  
Land: \$39,400 Building: \$62,100 Extra Features: \$0 Other: \$400

#### Sales History

Grantee  
BEAUDRY JEANNETTE A  
BEAUDRY ESTATE OF THOMAS E  
BEAUDRY THOMAS E

Book / Page  
0751 / 0202  
0333 / 0304  
0 / 0

Sale Date  
2015-01-13  
1998-12-04

Sale Price  
\$0  
\$0  
\$0



#### Land Information

Land Area: 0.17 AC  
Zoning: (See Map)  
Land Use: 2-1 - Commercial

#### Building Information

Style:  
Year Built:  
Stories:  
Rooms: Bedrooms:  
Baths: Half Baths:  
Living Area:  
Grade:  
Condition:

Heat Type:  
Heat Fuel:  
AC Type:  
Fireplaces:  
Roof Structure:  
Roof Covering:  
Exterior Wall:  
Interior Floor:  
Basement:

#### Extra Features

Description  
PAV1 Paving Asphalt

Area / Units  
500.00 S.F.

Assessment  
\$400

Dear Abutting Property Owner,

The Town of Putnam Zoning Commission will be holding a hybrid meeting on Wednesday April 20, 2022, at 7:00 P.M at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on the following:

Docket # 2022-01 Douglas Porter-WBA Real Estate LLC request for a Special Permit in accordance with Article 5, Section 501.7 of the Town of Putnam Zoning Regulations to change one non-conforming use to another. The applicant is seeking to utilize the existing parking lot with the proposed uses of the building to consist of storage/warehouse, office space for a remodeler/plumber and a carpentry shop. Property located at 60 Woodstock Avenue, Town Assessors Map 011, Lot 104, Zoned R-7

Zoom meeting information will be available on the Town of Putnam website one week prior to the meeting date.

Sincerely,



Parcel ID: 011-046-000  
QUIET CORNER CARES CORP.  
79 WOODSTOCK AVE  
PUTNAM CT 06260

Parcel ID: 011-058-000  
DOUGHTY JOHN J & CAROLINE D  
73 WOODSTOCK AVE  
PUTNAM CT 06260

Parcel ID: 011-063-000  
BACHAND TRACY L  
10 FREEMAN ST  
WEBSTER MA 01570

Parcel ID: 011-070-000  
SKEBOS NICHOLAS  
50 GREEN ST  
PUTNAM CT 06260

Parcel ID: 011-071-000  
MAHON DAN (1/3) & MAHON TANYA  
(1/3)  
NEMARICH NIKKI MAHON (1/3)  
202 THOMPSON RD  
THOMPSON CT 06277

Parcel ID: 011-072-000  
SAMBITSKY RAYMOND R  
69 WOODSTOCK AVE  
PUTNAM CT 06260

Parcel ID: 011-082-000  
WELLS ROGER S  
56 BUCKLEY HILL ROAD  
N GROSVENORDALE CT 06255

Parcel ID: 011-083-000  
SCHOOL ST RENTALS LLC  
365 WOODSTOCK AVE  
PUTNAM CT 06260

Parcel ID: 011-095-000  
FEDERER PATRICK  
8 MILL ST  
PUTNAM CT 06260

Parcel ID: 011-097-000  
D & G PROPERTIES LLC  
20 POMFRET LANDING RD  
BROOKLYN CT 06234

Parcel ID: 011-099-000  
WHITE GEORGE N + RITA G  
41 ROOSEVELT ST  
PUTNAM CT 06260

Parcel ID: 011-104-000  
BEAUDRY JEANNETTE A  
183 COOMER HILL RD  
DAYVILLE CT 06241

Parcel ID: 011-105-000  
SELMECKI SCOTT E  
1772 ROUTE 198  
WOODSTOCK CT 06281

Parcel ID: 011-113-000  
86MILL RENTALS LLC  
365 WOODSTOCK AVE  
PUTNAM CT 06260

Parcel ID: 011-114-000  
PORRATA ISMAEL G & HERNANDEZ  
LISSETTE  
36 GREEN ST  
PUTNAM CT 06260

Parcel ID: 011-115-000  
MACWILLIAMS LUCY S  
108 LITTLE POND RD  
WOODSTOCK CT 06281

Parcel ID: 011-116-000

Parcel ID: 011-119-000  
ORTIZ JEFFREY RIVERA  
45 WOODSTOCK AVE  
PUTNAM CT 06260

Parcel ID: 011-123-000  
SOLOMON SHEILA  
7 FERNWOOD LANE  
CLINTON CT 06413-1250

Parcel ID: 011-124-000  
LASEWICZ DAVID M & SUSAN  
472 WEST THOMPSON RD  
THOMPSON CT 06277

Parcel ID: 011-125-000  
SCHOOL ST RENTALS LLC  
365 WOODSTOCK AVE  
PUTNAM CT 06260

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

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



# Town of Putnam, Connecticut

Web GIS Maps and Online Property Information

by MainStreetGIS, LLC [Town Website](#)

[User Guide](#) [Feedback](#) [Disclaimer](#)

Base Map: Town Base Map

60 WOODSTOCK AVE

[Address](#) [Parcel ID](#) [Owner](#) [Google](#)

GIS Map [Street View](#) [Tax Maps](#) [Other Maps](#) [GIS Links](#)

MainStreetMaps

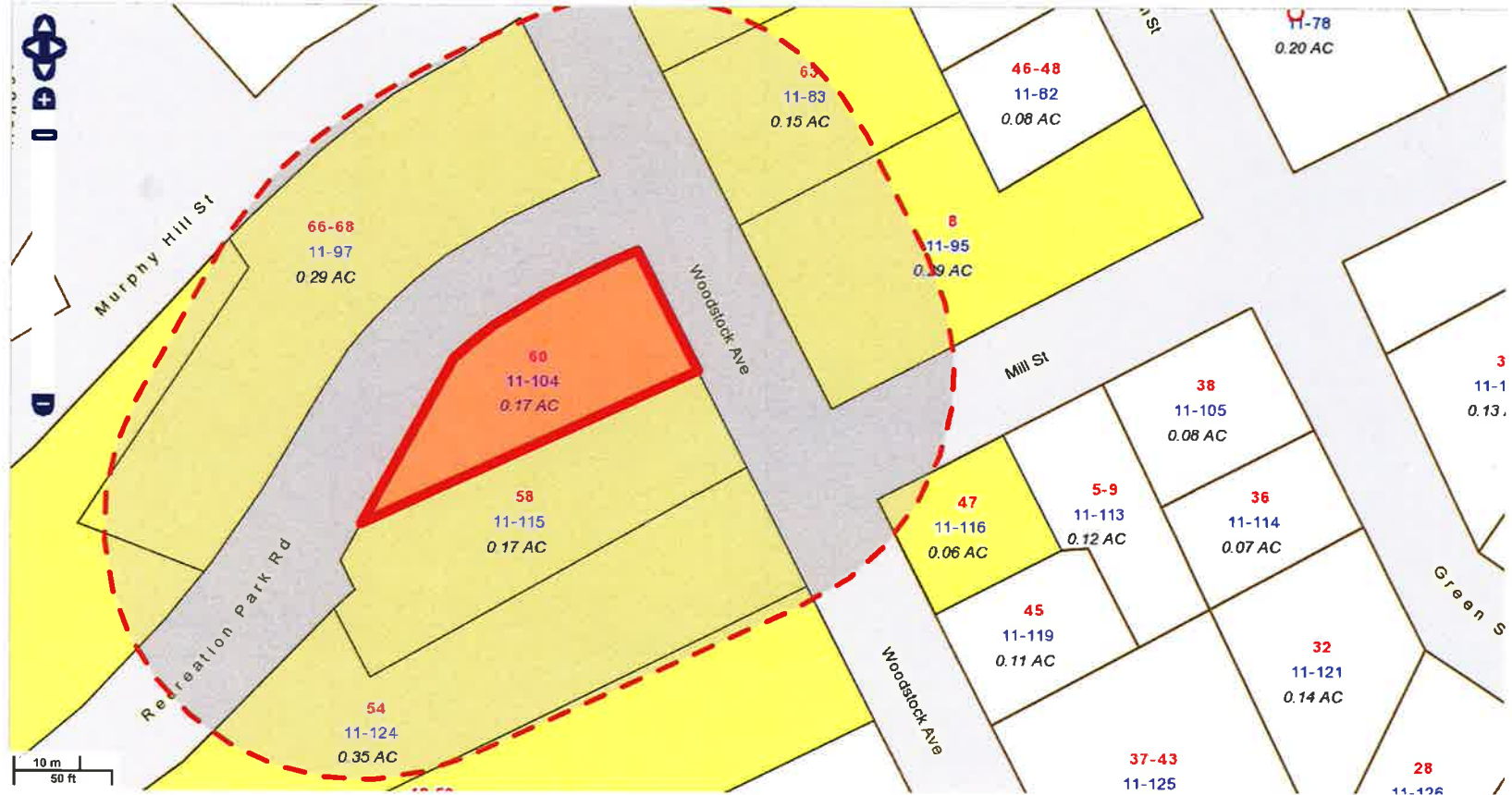
1: 559



60 WOODSTOCK AVE  
011-104



- View 3D
- Property List
- Map Accuracy
- Historical
- Tax Data
- Industry
- Map Data



10 m  
50 ft

Zoning Commission Meeting Minutes  
December 15, 2021 7:00 P.M.  
Putnam Municipal Complex  
Room # 201 Second Floor  
200 School Street  
Putnam, CT

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

Opened 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. Patricia Hedenberg read aloud the positive recommendation received from Planning Commission after their review at their November 22, 2021 meeting. The applicants reviewed the proposed Zone Change and plans for the former Town Hall with the Commission. There are no intentions of removal of the structure. One of the main goals is to preserve the building. Jeff Clausen of 18 Putnam Road, Dayville, CT spoke in favor. Delpha Very, Economic and Re-Development Director spoke in favor. Thirteen area residents were present. Jeff Paglione of 57 Laurel Street questioned what type uses could go there? Various uses listed in Table 111-1 "Schedule of Uses and Districts: in the Zoning Regulations were read into the record. 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 26, 2021 meeting.

Motion by Douglas Taylor to accept the minutes, second by Peter McMorris. Patricia Hedenberg, Liz Thompson, Douglas Taylor and Peter McMorris voted in favor. Nick Huston abstained from voting as he was not in attendance.

Correspondence: None

New Business:

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

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

Other Business: None

Motion by Douglas Taylor to adjourn at 7:45 P.M., second by Nick Huston. 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 their next meeting agenda.