



TOWN OF PUTNAM

MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting
May 23, 2022 6:00 P.M.
Conference Room 201 2nd Floor

Join Zoom Meeting

<https://us06web.zoom.us/j/82349176358?pwd=Q202aENYemE4Uno5U2FqZncrNVNSUT09>

Meeting ID: 823 4917 6358

Computer Passcode: Ck8gyd

One tap mobile

+19292056099,,82349176358#,,,,*658117# US (New York)

+1 929 205 6099 US (New York)

Meeting ID: 823 4917 6358

Phone Passcode: 658117

Find your local number: <https://us06web.zoom.us/j/82349176358?pwd=Q202aENYemE4Uno5U2FqZncrNVNSUT09>

Roll Call:

Agenda:

Regular Meeting:

Review minutes of the February 28, 2022 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: POSSIBLE VOTE REQUIRED

Tanner Real Estate LLC - Recommendation from the Planning Commission for a proposed zone change from AG-2 Agricultural to C-4 Highway Commercial. Property located at 252 Providence Pike, Town Assessors Map 027, Lot 002, Zoned AG-2.

Discussion on the Conservation and Development Plan

Other Business:

Adjournment.

Planning Commission Meeting Minutes
Hybrid Meeting February 28, 2022 6:00 P.M.
Conference Room 201 2nd Floor

Present: Edward Briere-Chairman, Patricia Gilman, Robert Greene, Marnie Cinque, Warren Salvas

Agenda:

Regular Meeting:

Review minutes of the November 22, 2021 meeting.

Motion by Patricia Gilman to accept the minutes, second by Robert Greene. Edward Briere, Robert Greene, Patricia Gilman and Warren Salvas voted in favor. Marnie Cinque abstained as she was not a member at the time.

Correspondence:

Public Participation:

New Business: POSSIBLE VOTE REQUIRED

Elaine Sistare, Town Administrator - Recommendation from the Planning Commission for the Fiscal Year 2023 "Capital Improvement Plan"

Elaine Sistare reviewed the Capital Improvement Plan with the Commission members.

Motion by Patricia Gilman to give a positive recommendation for Fiscal Year 2023 "Capital Improvement Plan", second by Robert Greene. ALL WERE IN FAVOR.

Other Business:

Motion by Robert Greene to adjourn at 6:36 P.M., second by Patricia Gilman. 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.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- Application for Special Permit of Exception
Application for Amendment to Regulations
[X] Application for Zone Change
Other

Docket # 2022-02

Date: 4/13/2022

Fee: \$160.00 11958
Amount Check #

Name of Applicant: Tanner Real Estate LLC

Address & Telephone Number: 126 East Putnam Road Putnam CT 06260 860-928-3691

Owner of Land: Tanner Real Estate LLC

Address & Telephone Number: 126 East Putnam Road Putnam CT 06260 860-928-3691

Location of Property: 252 Providence Pike Zone: AG-2

Assessor's Map Number: 027 Lot #: 002

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.

Please see attached

SUBMIT THIS APPLICATION NO LESS THAN 1 WEEK PRIOR TO MEETING DATE

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

Handwritten signature of Kathleen M. Terone

Signature of Applicant

Kathleen M. Terone
attorney / agent for Tanner Real Estate LLC

4/13/2022

Date

Date Accepted:

Date Rejected:

Assessor's Map Number:

Lot #:

TOWN OF PUTNAM
ZONING COMMISSION

Tanner Real Estate LLC would like to conduct the retail sale of clothing and accessories in a small boutique setting at 252 Providence Pike.

The property is currently in the Agricultural District (AG-2) Zone under Section 301A.(1).

The proposed use is Retail Clothing, Miscellaneous Apparel and Accessories Sales, which is not permitted in the AG-2 Zone but is permitted in the Highway Commercial District (HC) Zone under Table III-1 Schedule of Uses and Districts.

The applicant requests a change of zone from AG-2 to HC.

The property abutting to the West is zoned HC. The property abutting to the North and East is operated as Matulaitis Nursing Home as a grandfathered commercial use in the AG-2 Zone.

The applicant requests a change in the Zoning Map to include 252 Providence Pike in the HC Zone and remove it from the AG-2 Zone.

The applicant's proposed use is within the existing footprint of the existing building and barn. Attached is the relevant GIS Mapping.

The list of abutters that are within 500 feet is attached.

**LIST OF ABUTTORS TO
252 PROVIDENCE PIKE**

Parcel ID: 022-008-000
38 Thurber Road
Ryan B. & Bruce A. Simpson
87 Ramshorn Road
Dudley MA 01571

Parcel ID: 027-004-000
290 Providence Pike
Terrance J. & Kerri A. Walsh
Walsh Living Trust
One Capitol Hill Suite 200
Providence RI 02903

Parcel ID: 027-007-000
280 Providence Pike
The Sisters of the Immaculate Conception Inc.
600 Liberty Highway
Putnam CT 06260

Parcel ID: 027-033-000
335 Providence Pike
Wyndham Land Trust Inc.
PO Box 302
Pomfret Center CT 06259

Parcel ID: 027-022-000
263 Providence Pike
Putnam Fire District No. 1
c/o John Michaud Treasurer
263 Providence Pike
Putnam CT 06260

Parcel ID: 022-012-000
10 Thurber Road
The Sisters of the Immaculate Conception Inc.
600 Liberty Highway
Putnam CT 06260

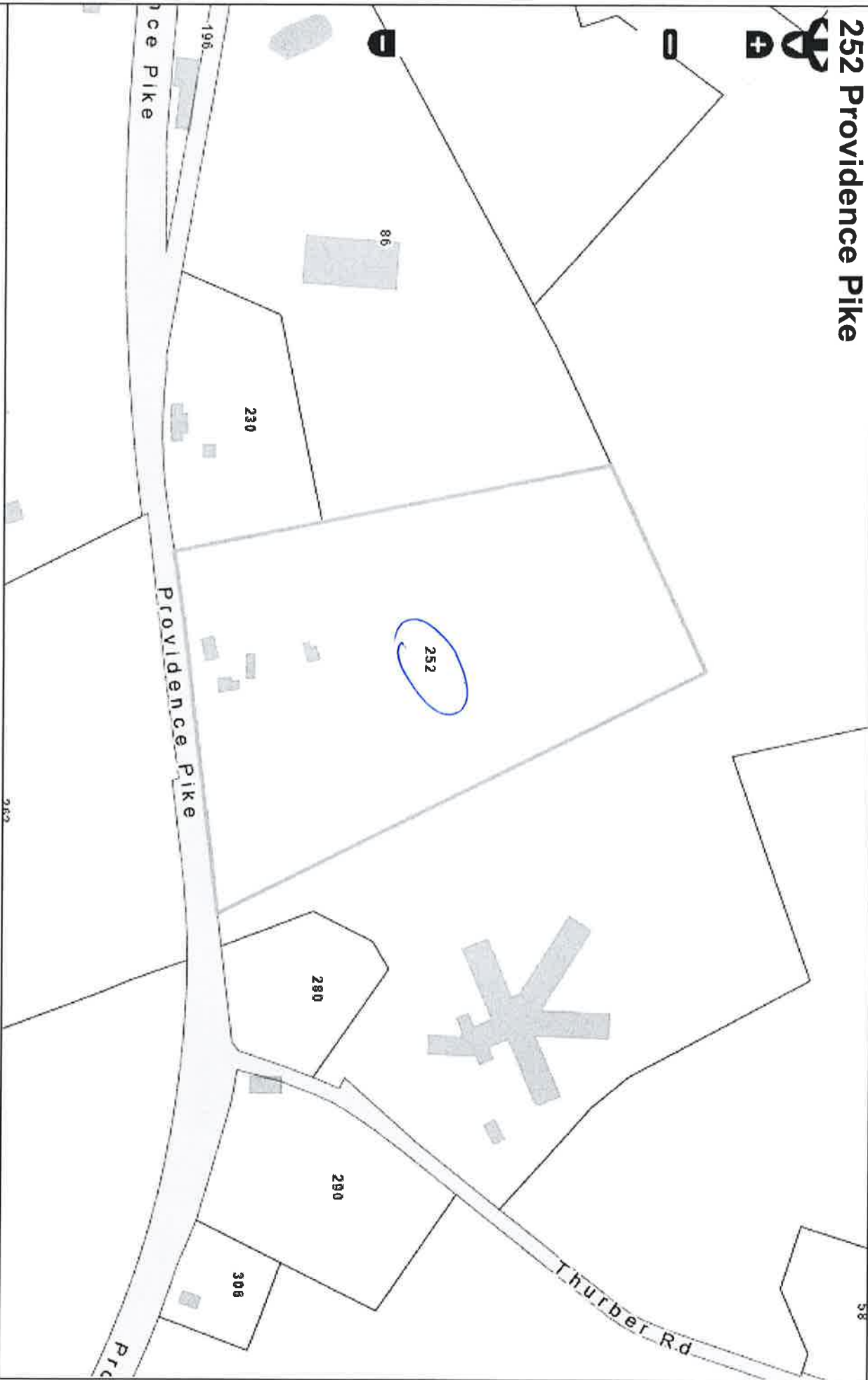
Parcel ID: 027-003-000
86 Mary Crest Drive
Mr. Ronald Baker and Janice Baker
Revocable Trust 2020
1000 US Highway 1 E202
Jupiter CL 33477

Parcel ID: 027-001-000
50 Mary Crest Drive
The Marycrest Farm Found. Trust
50 Mary Crest Drive
Putnam CT 06260

Parcel ID: 027-011-000
230 Providence Pike
Barbara J. Sochor
22 Hillside Circle
Storrs CT 06268

Parcel ID: 027-037-000
225-27 Providence Pike
Isabel Intercontinental LLC
1429 Route 169
Woodstock CT 06281

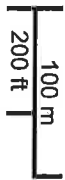
252 Providence Pike



Town of Putnam, Connecticut

Selected Parcel: 252 PROVIDENCE PIKE ID: 027-002

Printed on 4/5/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Putnam, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.