

**Zoning Commission Hybrid Meeting
Putnam Municipal Complex
200 School Street
Room 201 – 2nd Floor
Putnam, CT**

June 15, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us06web.zoom.us/j/84322242999?pwd=TXZ6VUNaR0dUQ25tTkcyN2NGWk9OUT09>

Meeting ID: 843 2224 2999

Passcode: R3z1Yh

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Meeting ID: 843 2224 2999

Passcode: 316721

Zoning Commission Hybrid Meeting
June 15, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public Hearing on Docket # 2022-02 Tanner Real Estate, LLC request for a zone change from AG-2 Agricultura to HC Highway Commercial for property located at 252 Providence Pike for retail clothing sales, miscellaneous apparel and accessories. Property noted by location Town Assessors Map 027, 002, Zoned AG-2. VOTE REQUIRED

Public hearing on Docket # 2022-03 REAL Custom Training, LLC request for a Special Permit and waivers of the site plan requirements and traffic report for an Adult Education Center in accordance with Section 304 Schedule of Uses and Districts of the Town of Putnam Zoning Regulations. Property located at 225 Kennedy Drive, Town Assessors Map 11, Lot 216, Zoned General Commercial. (Former Putnam Library). VOTE REQUIRED

Regular Meeting:

Review the minutes of the April 20, 2022 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2022-02 Tanner Real Estate, LLC - 252 Providence Pike – Zone Change – AG2 - HC

Docket # 2022-03 REAL Custom Training, LLC – 225 Kennedy Driver – Special Permit and waivers of the site plan requirements and traffic study

Other Business:

Adjournment.

Zoning Commission Hybrid Meeting Minutes
April 20, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg, Liz Thompson, Nick Huston, Douglas Taylor, Peter McMorris

Opened 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. Douglas Porter was present and reviewed the future plans listed for the building. There will be no walk-in. It will be for his employees only. Motion by Nick Huston to close the public hearing second by Douglas Taylor. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the December 15, 2021 meeting.

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

Correspondence: None

New Business:

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

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

Other Business: None

Motion by Nick Huston to adjourn, second 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 their next meeting agenda.



Date: May 28, 2022

To: Patricia Hedenberg, Chairwoman
Zoning Commission
200 School Street
Putnam, CT 06260

Re: Proposed Wireless Communication Facility Modification
26-30 Front Street
Putnam, Connecticut

To comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, T-Mobile Northeast, LLC and affiliates (T-Mobile) have retained All-Points Technology Corporation, P.C. (APT) to evaluate proposed tower facilities for any adverse effect they may have on historic properties. As part of this evaluation, and in conformance with the Nationwide Programmatic Agreement (NPA) for review of effects on historic properties for proposed undertakings, APT is submitting this notification to the Town of Putnam.

T-Mobile is proposing to modify an existing rooftop wireless communications facility at 26-30 Front Street, Putnam, CT by removing six (6) antennas, three (3) amplifiers and one (1) cabinet, and adding six (6) antennas, six (6) remote radio units, and two (2) cabinets. Antenna sleds and mounts will be upgraded. Existing coaxial cables will be removed and three (3) hybrid cables will be added.

The purpose of this letter is to notify you that the public notice of this proposed facility will be published in the Norwich Bulletin on Tuesday, May 31, 2022 and to invite written comments from relevant individuals or groups that you may be aware of regarding any potential effects that the proposed facility may have upon historic properties.

Any comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: All-Points Technology Corporation at 567 Vauxhall Street Extension – Suite 311, Waterford, CT 06385, to the attention of Jennifer Young Gaudet, (860) 663-1697 ext. 231, jyounggaudet@allpointstech.com. Please respond within 30 days if you wish to comment.

Received 6-6-2022



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- ☐ Application for Special Permit of Exception
☐ Application for Amendment to Regulations
☒ 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.

Kathleen M. Lennon
Signature of Applicant

4/13/2022

Date

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

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.



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

May 24, 2022

To: Town of Putnam Zoning Commission
From: Town of Putnam Planning Commission

Please be advised at the meeting held on May 23, 2022 the Planning Commission gave a POSITIVE recommendation on the following:

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.

Edward Briere, Chairman

Proposed lot ABUTTS HC ZONE

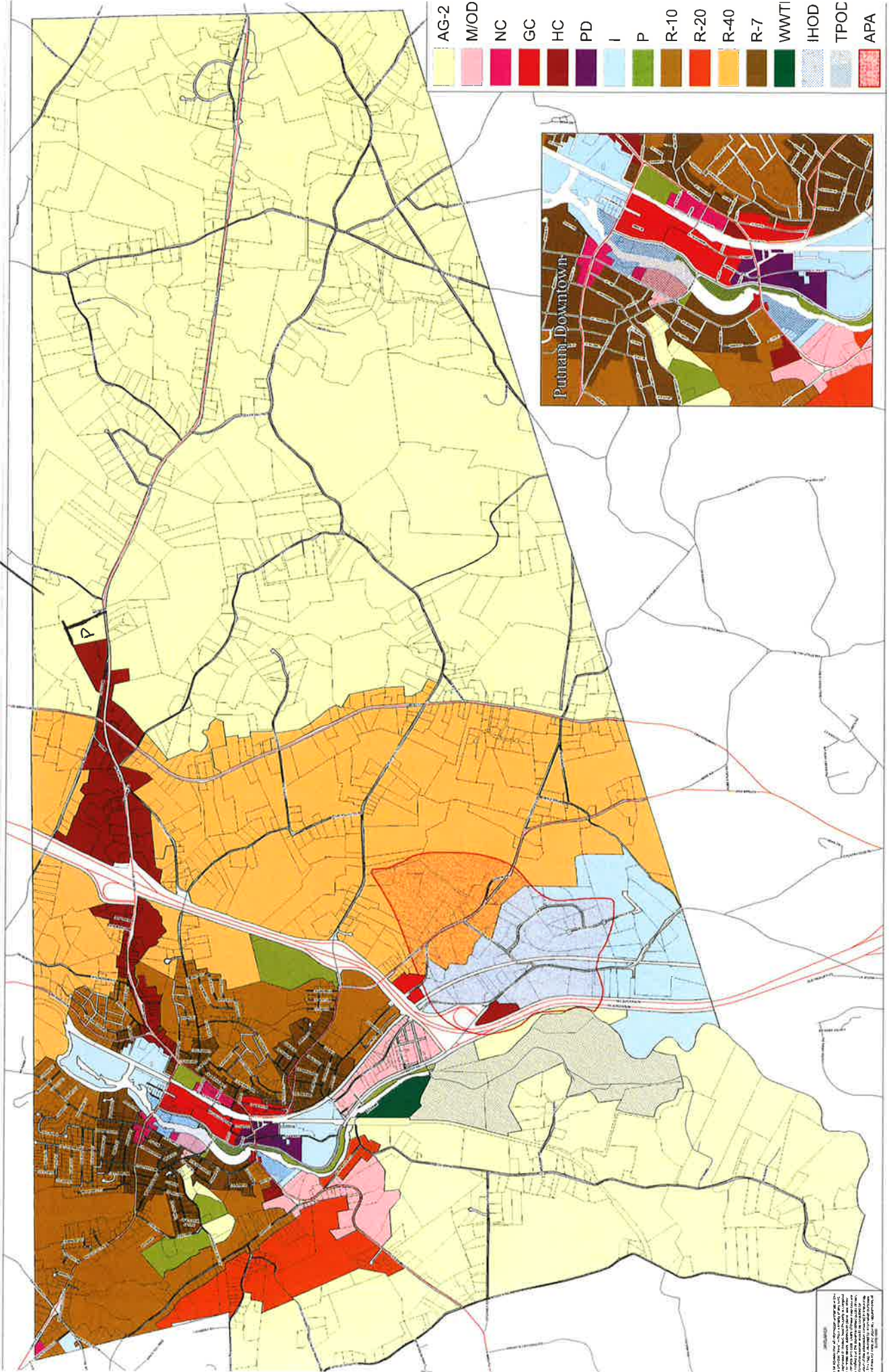
Town of Putnam, CT Zoning Map May 28, 2014



1 in = 1,000 feet



Created by Northeastern
Connecticut Council
of Governments
March 17, 2014



APR 2014
1. All zoning regulations shall be subject to the provisions of the Connecticut General Statutes, Chapter 128a, and the Connecticut Zoning Act, Chapter 128b, as amended.
2. The zoning regulations shall be subject to the provisions of the Connecticut General Statutes, Chapter 128a, and the Connecticut Zoning Act, Chapter 128b, as amended.
3. The zoning regulations shall be subject to the provisions of the Connecticut General Statutes, Chapter 128a, and the Connecticut Zoning Act, Chapter 128b, as amended.
4. The zoning regulations shall be subject to the provisions of the Connecticut General Statutes, Chapter 128a, and the Connecticut Zoning Act, Chapter 128b, as amended.
5. The zoning regulations shall be subject to the provisions of the Connecticut General Statutes, Chapter 128a, and the Connecticut Zoning Act, Chapter 128b, as amended.

**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

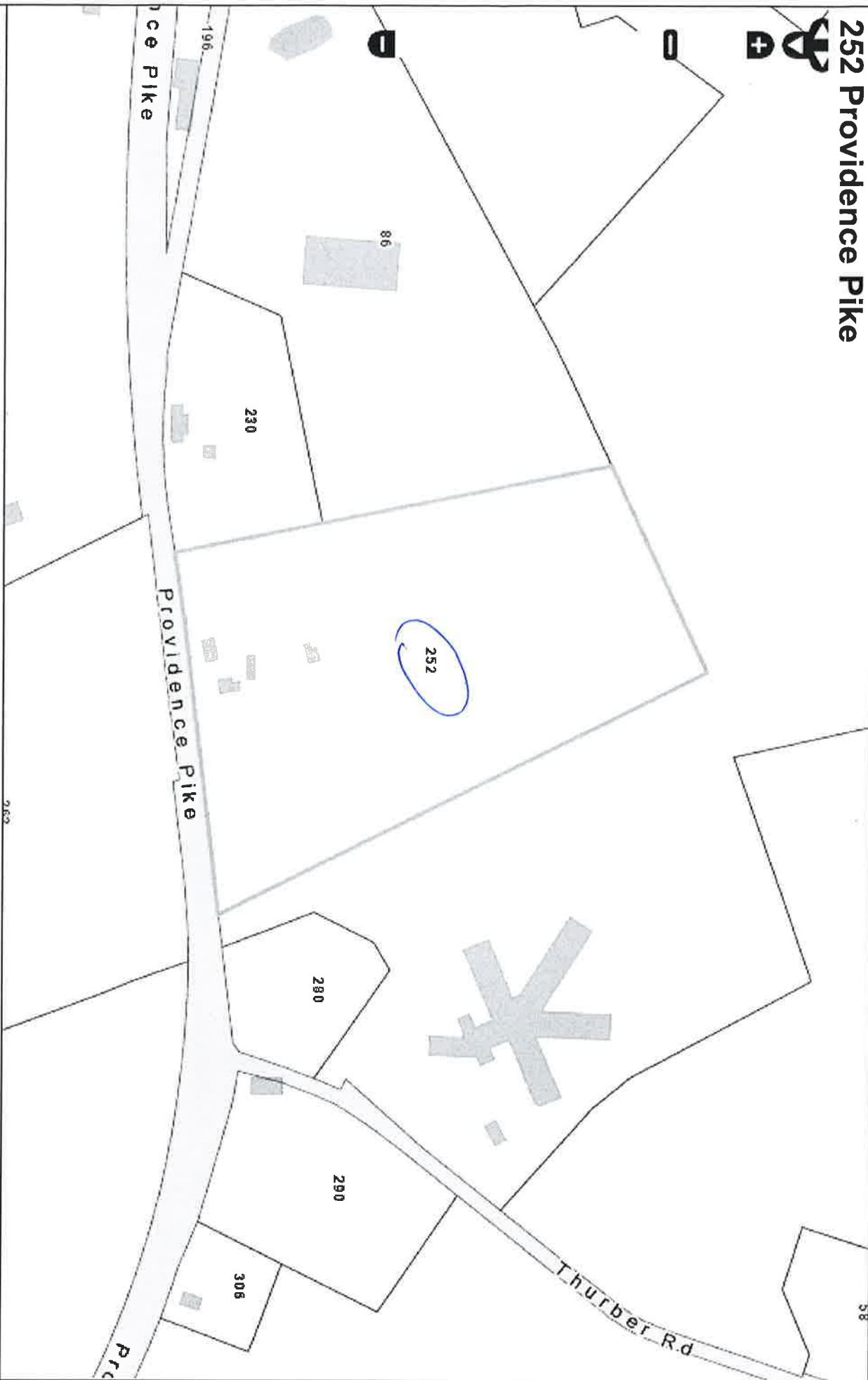
Parcel ID: 027-003-000
86 Mary Crest Drive
Mr. Ronald Baker and Janice Baker
Revocable Trust 2020
1000 US Highway 1 E202
Jupiter CL 33477

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.



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June 2, 2022

Ryan B. Simpson
Bruce A. Simpson
87 Ramshorn Road
Dudley MA 01571

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Ryan and Bruce Simpson:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

The Public Hearing will be held on Wednesday, June 15, 2022 at 7:00pm at the Putnam Municipal Complex, Conference Room 201, 200 School Street Putnam Connecticut 06260.

For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$.53

Total Postage and Fees

\$ 4.28

Sent To

Ryan & Bruce Simpson

Street and Apt. No., or PO Box No.

87 Ramshorn Road

City, State, ZIP+4®

Dudley, MA 01571

PS Form 3800, April 2015 PSN 7530-02-000-907

See Reverse for Instructions

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 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signer to be at least 21 years of age (not available at retail).
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June 2, 2022

Wyndham Land Trust Inc.
PO Box 302
Pomfret Center CT 06259

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Wyndham Land Trust Inc:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

The Public Hearing will be held on Wednesday, June 15, 2022 at 7:00pm at the Putnam Municipal Complex, Conference Room 201, 200 School Street Putnam Connecticut 06260.

For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

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☐ Adult Signature Restricted Delivery	\$

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Postage	
\$	53
Total Postage and Fees	
\$	4.28

Sent To:	
Wyncham Land Trust Inc.	
PO Box 302	
City, State, ZIP+4®	
Rumet Center CT 06259	

PS Form 3800, April 2015 PSN 7530-02-000-9047

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June 2, 2022

Terrance J. & Kerri A. Walsh
Walsh Living Trust
One Capitol Hill Suite 200
Providence RI 02903

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Terrance & Kerri Walsh :

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

The Public Hearing will be held on Wednesday, June 15, 2022 at 7:00pm at the Putnam Municipal Complex, Conference Room 201, 200 School Street Putnam Connecticut 06260.

For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

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Total Postage and Fees \$ 4.28	
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City, State, ZIP+4® Providence, RI 02903	
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June 2, 2022

The Marycrest Farm Found. Trust
50 Mary Crest Drive
Putnam CT 06260

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Marycrest Farm Found. Trust:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

The Public Hearing will be held on Wednesday, June 15, 2022 at 7:00pm at the Putnam Municipal Complex, Conference Room 201, 200 School Street Putnam Connecticut 06260.

For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
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Postage \$ 5.3	
Total Postage and Fees \$ 4.28	
Sent To The Manicrest Farm Found. Trust Street and Apt. No., or PO Box No. 50 Mary Crest Drive City, State, ZIP+4® Putnam CT 06260	
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June 2, 2022

Barbara J. Sochor
22 Hillside Circle
Storrs CT 06268

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Barbara J. Sochor :

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

The Public Hearing will be held on Wednesday, June 15, 2022 at 7:00pm at the Putnam Municipal Complex, Conference Room 201, 200 School Street Putnam Connecticut 06260.

For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

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Barbara J. Sochar
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 22 Hillside Circle
 City, State ZIP+4®
 Storrs, CT 06268

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June 2, 2022

Mr. Ronald Baker and Janice Baker
Revocable Trust 2020
1000 US Highway 1 E202
Jupiter CL 33477

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Ronald & Janice Baker:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

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For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

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Ronald & Lynne Baker, Revocable Trust
100 US Highway 1 E202
Jupiter FL 33477
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 - for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS® postmarked Certified Mail receipt to the retail associate.
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June 2, 2022

Putnam Fire District No. 1
c/o John Michaud Treasurer
263 Providence Pike
Putnam CT 06260

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Putnam Fire District No. 1:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

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For additional information regarding this application and/or the Public Hearing, please contact the Town of Putnam Zoning Department at (860) 928-6800.

Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

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☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

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 City, State, ZIP+4®
Pulnam, CT 06260

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June 2, 2022

Isabel Intercontinental LLC
1429 Route 169
Woodstock CT 06281

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Isabel Intercontinental LLC:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

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Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
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Isabel Intercontinental LLC

Street and Apt. No., or PO Box No.

1429 Route 169

City, State, ZIP+4

Woodstock, CT 06281

PS Form 3800, April 2015 PSN 7530-02-000-9047

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June 2, 2022

The Sisters of the Immaculate Conception Inc.
600 Liberty Highway
Putnam CT 06260

VIA CERTIFIED MAIL

**Re: Zone Change Application of
Tanner Real Estate LLC / 252 Providence Pike**

Dear Sisters of the Immaculate Conception Inc:

In accordance with the Town of Putnam Zoning Regulations, you are hereby notified that an application by Tanner Real Estate LLC for a proposed zone change at 252 Providence Pike is subject to a hearing by the Zoning Commission. The application is on file with the Town of Putnam Land Use Department. The request is to change the property from the Agricultural District (AG-2) to Highway Commercial (HC). Tanner Real Estate LLC plans to conduct the retail sale of clothing and accessories.

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Sincerely,

Kathleen M. Cerrone
Attorney for the applicant
Tanner Real Estate LLC

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
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Postage

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The Sisters of the Immaculate Conception Inc.

Street and Apt. No., or PO Box No.

600 Liberty Highway

City, State, ZIP+4

Putnam, CT 06260

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TOWN OF PUTNAM
ZONING COMMISSION

Check One:

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

Docket #

2022-03

Date:

5-11-2022

Fee:

160.00

157

Amount

Check #

Name of Applicant: REAL Custom Training, LLC

Address & Telephone Number: 43 South Prospect Street, Putnam, CT 06260 | 860-481-0276

Owner of Land: Baystate Investment Fund, LLC

Address & Telephone Number: 1 Kelly Square, Worcester, MA 01610 | 508-502-7459

Location of Property: 225 Kennedy Drive

Zone: _____

Assessor's Map Number: 11

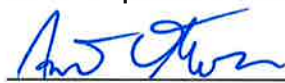
Lot #: 216

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 letter.

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.


Signature of Applicant

5/11/22
Date

Date Accepted: _____

Date Rejected: _____

Assessor's Map Number: _____

Lot #: _____



REAL Custom Training
43 South Prospect Street
Putnam, CT 06260
860.481.0276
www.REALCustomTraining.com

May 11, 2022

Town of Putnam Zoning Commission
ATTN: Mr. Chad Sessums, Zoning Official
200 School Street
Putnam, CT 06260

Re: Application of REAL Custom Training, LLC for special permit based on proposed use

Dear Mr. Sessums and Chairwoman Hedenberg:

I represent REAL Custom Training, LLC ("REAL"). I hereby submit an application to the Town of Putnam Zoning Commission requesting a special permit to operate an Adult Education Center in the General Commercial District. Article III Section 301(B)(2) of the Town of Putnam Zoning Regulations dated July 17, 2020, states that the "General Commercial District is intended primarily for retail trades and convenience services, providing retail-shopping accommodations. Products for retail are normally convenience and compulsive purchases with little comparison shopping and are generally foods and beverages for human Consumption; soft goods such as clothing and shoes; drugs and cosmetics; printed materials; notions; hardware and paint; kitchenware; toys and sporting goods; jewelry, gifts and novelties; flowers, tobacco products; photographic equipment; antiques; artist and hobby supplies; music supplies and medical supplies." In accordance with the schedule of uses in the Town of Putnam Zoning Regulations, Adult Education Centers are allowed within the General Commercial District upon a grant of a special permit.

REAL provides local companies with tailormade training in leadership and supervisory development. I seek to locate this business in the building identified on Assessors Map 11, Lot 216, commonly known as the previous location of the Putnam Public Library, where REAL can offer adult educational opportunities to local businesses, nonprofit organizations, and public agencies. Workshops would commonly take place during normal business hours, Monday through Friday 8-5 and occasionally on Saturdays. The classroom in REAL's leased space by code can accommodate up to 100 people but the typical class size for a training is under 25 students.

REAL believes that it can greatly benefit the community and local businesses by having a permanent classroom located in the heart of Town. Other than encouraging workshop participants to patronize neighboring businesses, REAL's proposed use will have little to no impact on the neighboring property given the commercial nature of the neighboring plazas.

Application materials submitted herewith are as follows:

1. (5) copies of the special permit application form
2. \$160 application fee
3. (3) copies of site plans and interior photos

REAL would request that the Commission waive the following special permit site plan requirements:

1. *Locations and descriptions of water supply and sewage disposal facilities* – Site is served by public utilities.
2. *Contour lines at two foot (2') intervals or at other intervals as may be determined by the Commission to be sufficient to clearly show natural drainage; if grading is proposed, the existing and proposed contours will be shown* - The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
3. *Existing and proposed drainage structures on the property and those off the property that may be affected by the proposed building or use. In order to minimize impact to downstream drainage facilities, increase the environmental quality of stormwater runoff, and to provide for water conservation and increased groundwater recharge measures, Low Impact Development (LID) methods as defined in the latest edition of the Connecticut Stormwater Quality Manual, as may be amended from time to time (or its successor), shall be incorporated into the stormwater design* - The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
4. *Proposed landscaping, including the type, size and location of proposed plantings* - The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
5. *The nature and amount of any hazardous materials or wastes to be produced, used, stored or disposed of on the lot, and the manner in which such production, use, storage or disposal will be carried out.* – The applicant does not generate any hazardous waste. The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
6. *The location of rock outcropping slopes in excess of fifteen (15) percent, soil types and forested areas on the lot.* – The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
7. *The location and description of any measures to be used to prevent soil erosion and sedimentation.* – The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
8. *The location and a description of any proposed surface or subsurface drainage improvements, facilities or structures.* – There are no proposed changes to drainage.

REAL

CUSTOM TRAINING

Relevant Engaging Actionable Lasting

REAL Custom Training
43 South Prospect Street
Putnam, CT 06260
860.481.0276

www.REALCustomTraining.com

9. *The location of soil test pits and test borings and a description of the soils encountered in such pits or borings.* – The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
10. *The location of any areas subject to flooding during a 100-year flood, as shown on the most recent Flood Insurance Rate Map prepared by the Federal Emergency Management Agency.* – The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.
11. *The location and nature of any proposed landscaping, buffer areas or screening, and any existing or proposed fences or walls.* – The applicant's proposed used will take place inside of an already constructed building. This request is not applicable.

REAL would also request a waiver from the Zoning Commission for the traffic report requested in Article I, Section 114 (C)(2) as the property is located in a General Commercial Zone within a business plaza.

Thank you for your consideration on this application. If you have any further questions, please do not hesitate to contact us at your convenience.

Sincerely,



Andrew V. Morrison

Enclosed.

Site Plan | 225 Kennedy Drive

Property Address:

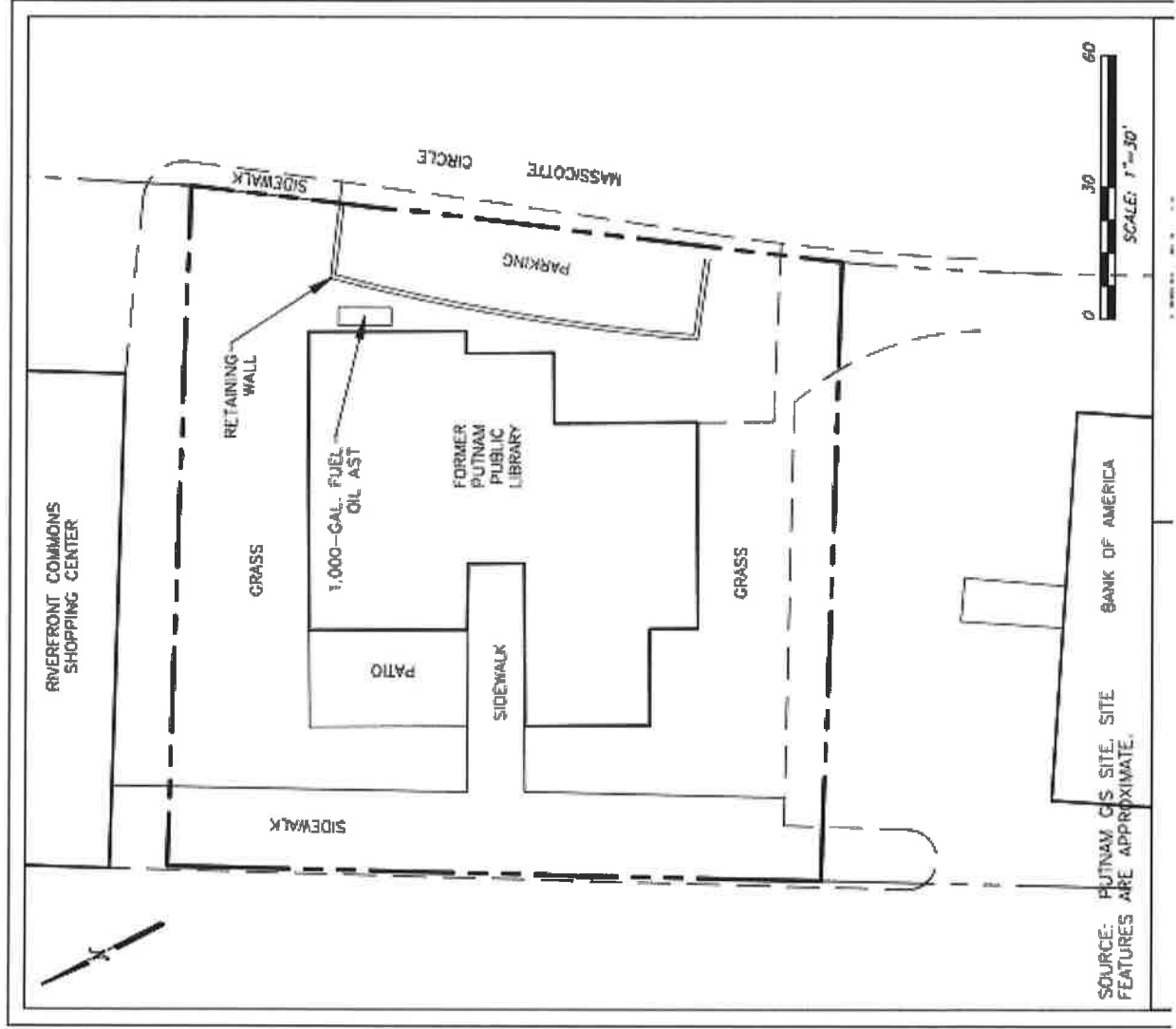
225 Kennedy Drive, Putnam, CT 06260

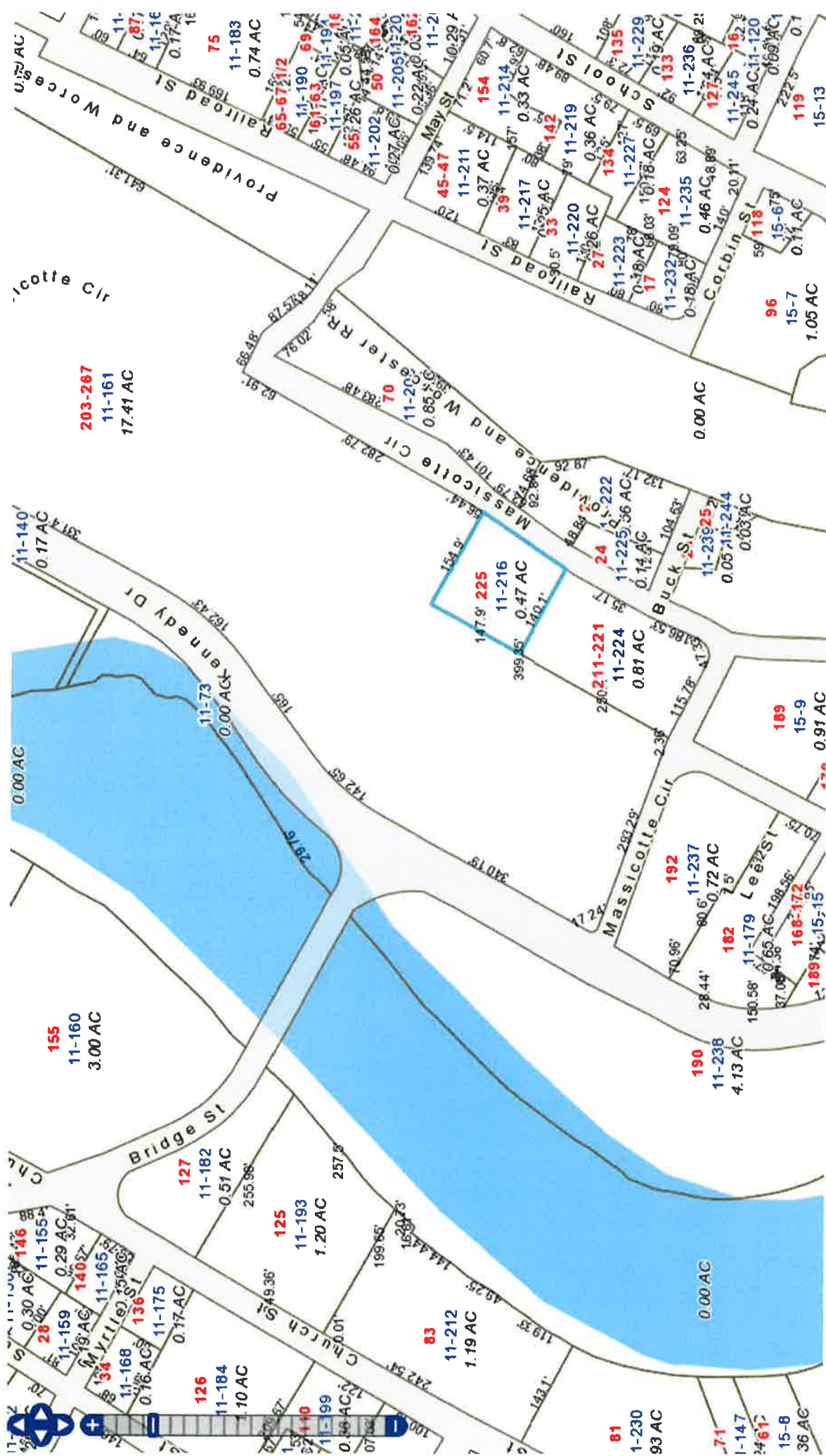
Applicant: REAL Custom Training, LLC

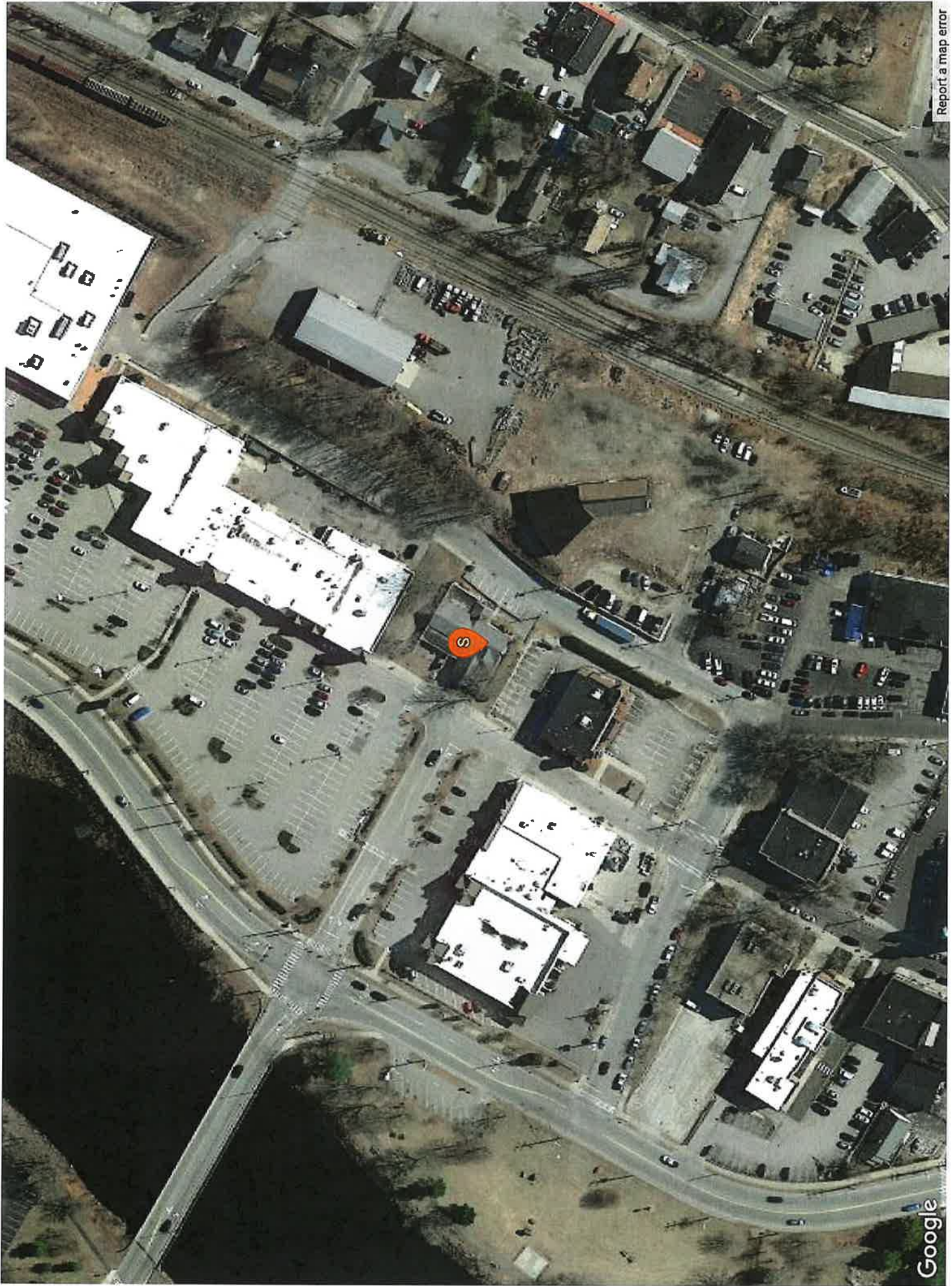
Address: 43 Prospect Street, Putnam CT

Owner: Baystate Investment Fund, LLC

Address: 1 Kelly Square, Worcester, MA 01610



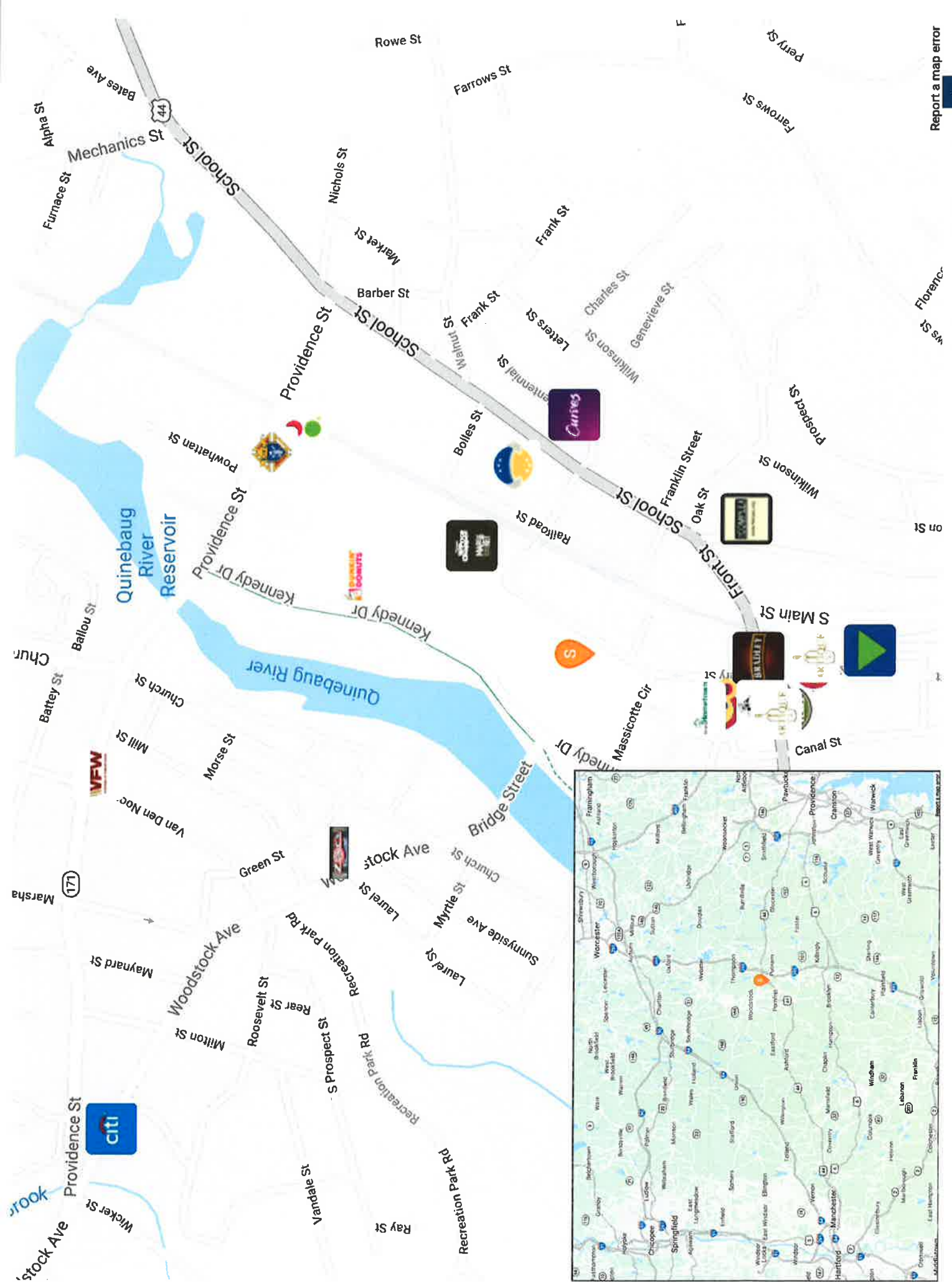




Report a map error

Aerial Map | 225 Kennedy Drive

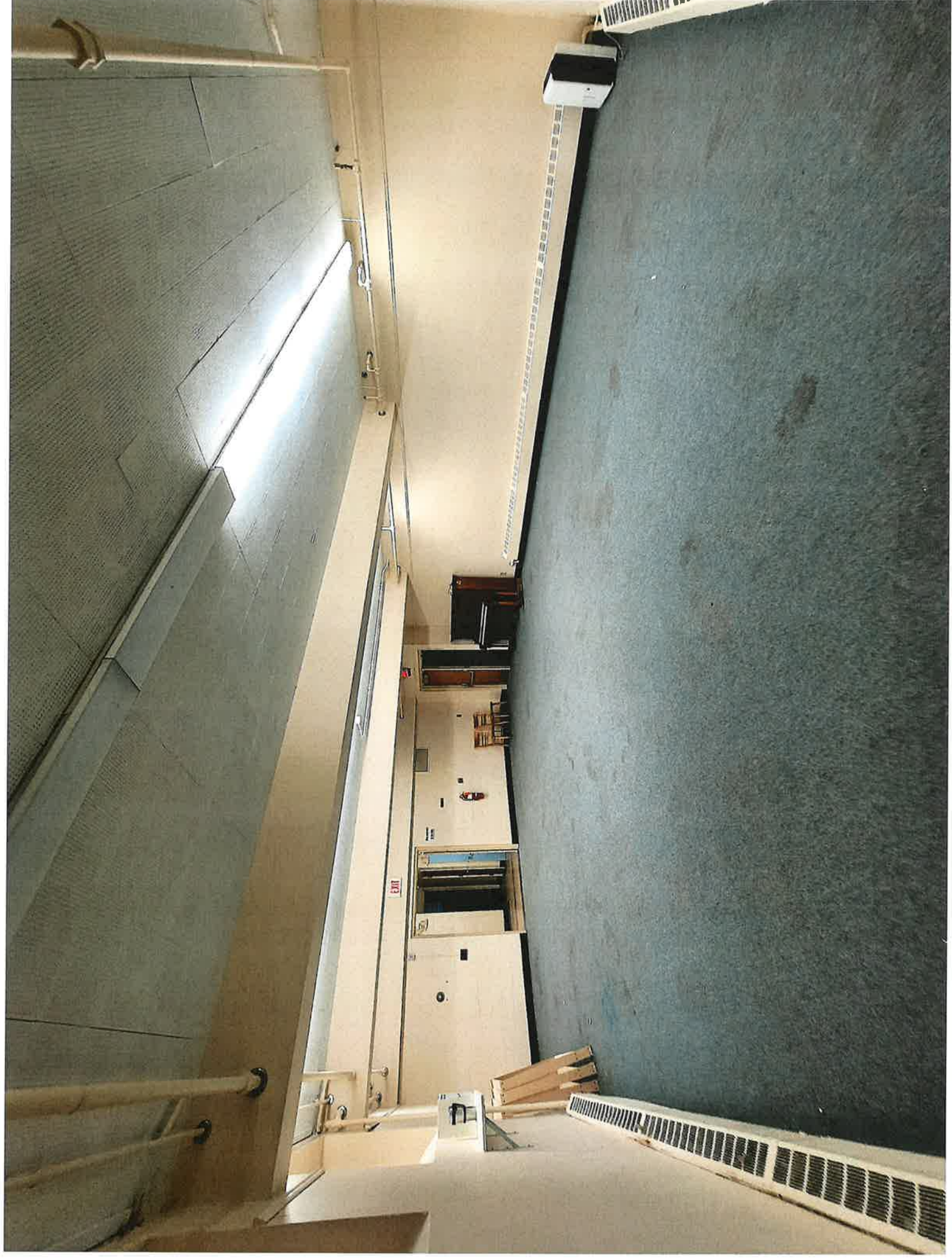
Google





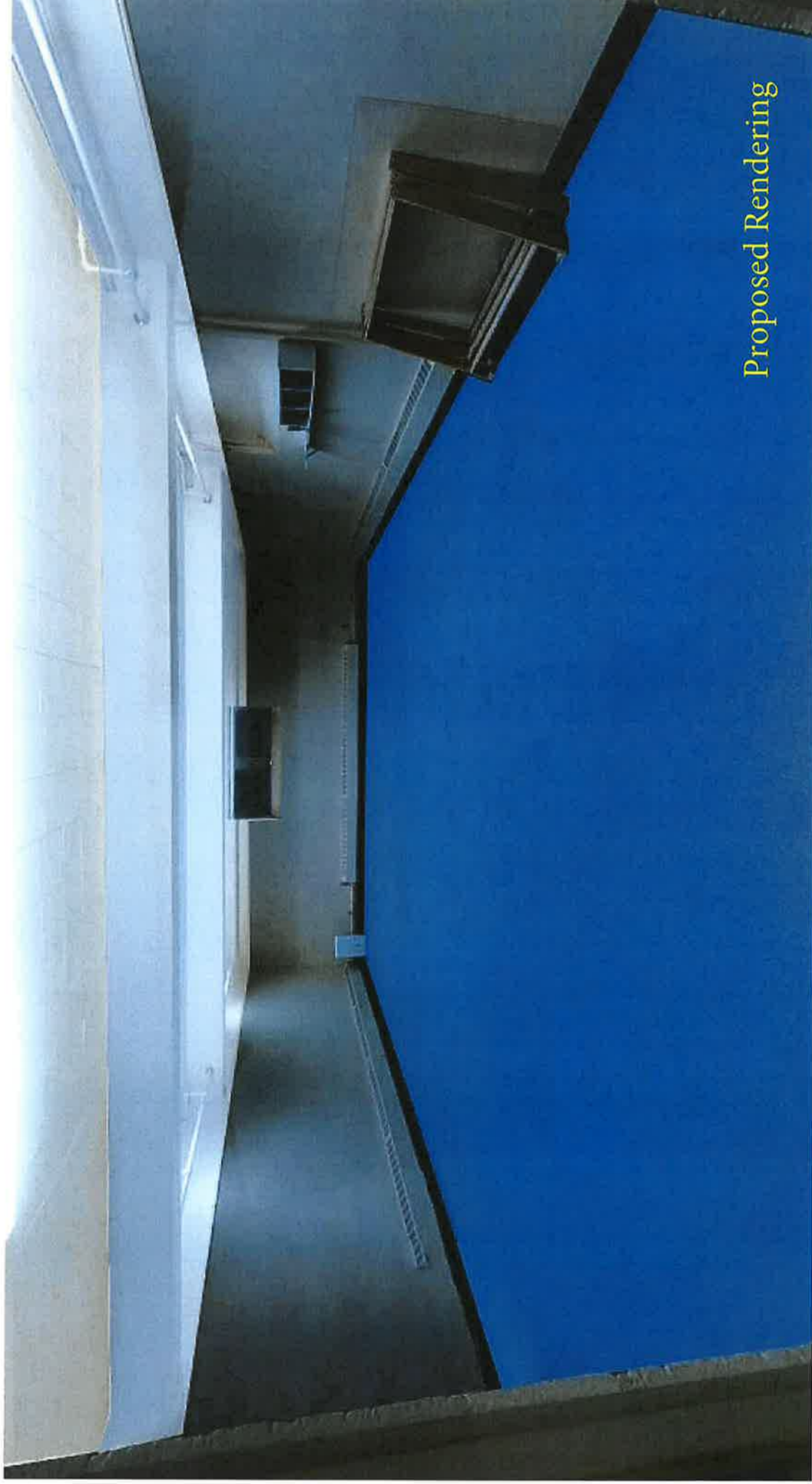








Proposed Rendering



Parcel ID: 011-161-000
PUTNAM DOWNTOWN LLC
2 CORPORATE DR STE 441
SHELTON CT 06484

Parcel ID: 011-208-000
PROVIDENCE AND WORCESTER
RAILROAD
COMPANY
75 HAMMOND ST
WORCESTER MA 01610-

Parcel ID: 011-216-000
BAYSTATE INVESTMENT FUND LLC
1 KELLY SQUARE
WORCESTER MA 01610

Parcel ID: 011-222-000
CORE HOLDINGS LLC
174 WEST QUASSET RD
WOODSTOCK CT 06281

Parcel ID: 011-224-000
MASSICOTTE CIRCLE PROPERTIES
LLC
155 PROVIDENCE ST
PUTNAM CT 06260

Parcel ID: 011-225-000
CARGILL REALTY II LLC
23 LIVERY STREET
PUTNAM CT 06260

Abutters List

PUTNAM DOWNTOWN LLC
2 CORPORATE DR STE 441
SHELTON CT 06484

Dear Abutting Property Owner,

The Town of Putnam Zoning Commission will be holding a hybrid meeting on Wednesday June 15, 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 # 2022-03 REAL Custom Training, LLC request for a Special Permit and waivers of the site plan requirements and traffic report for an Adult Education Center in accordance with Section 304 Schedule of Uses and Districts of the Town of Putnam Zoning Regulations. Property located at 225 Kennedy Drive, Town Assessors Map 11, Lot 216, Zoned General Commercial. (Former Putnam Library).

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

Sincerely,

Andrew Morrison

REAL Custom Training, LLC

PROVIDENCE AND WORCESTER RAILROAD COMPANY
75 HAMMOND ST
WORCESTER MA 01610

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Andrew Morrison

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BAYSTATE INVESTMENT FUND LLC
1 KELLY SQUARE
WORCESTER MA 01610

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Sincerely,

Andrew Morrison

REAL Custom Training, LLC

CORE HOLDINGS LLC
174 WEST QUASSET RD
WOODSTOCK CT 06281

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Sincerely,

Andrew Morrison

REAL Custom Training, LLC

MASSICOTTE CIRCLE PROPERTIES LLC
155 PROVIDENCE ST
PUTNAM CT 06260

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Sincerely,

Andrew Morrison

REAL Custom Training, LLC

CARGILL REALTY II LLC
23 LIVERY STREET
PUTNAM CT 06260

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Sincerely,

Andrew Morrison

REAL Custom Training, LLC

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Putnam, CT 06260

Postage	\$3.75
Certified Fee	\$1.85
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.60

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05/31/2022

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or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

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Worcester, MA 01610

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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

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Shelton, CT 06484

Postage	\$3.75
Certified Fee	\$1.85
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.60

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05/31/2022

Sent To Putnam Downtown LLC
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

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For delivery information visit our website at www.usps.com

Woodstock, CT 06281

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.60

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05/31/2022

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Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

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Certified Fee	\$1.85
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.60

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05/31/2022

Sent To DWRR
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Putnam, CT 06260

Postage	\$3.75
Certified Fee	\$1.85
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.60

Postmark
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05/31/2022

Sent To Cargill Realty II LLC
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions