

Zoning Board of Appeals Hybrid Meeting

**June 21, 2022 6:00pm
Putnam Municipal Complex
200 School Street
2nd Floor – Room 201
Putnam, CT 06260**

Join Zoom Meeting

<https://us06web.zoom.us/j/89077491711?pwd=U0pSVE42TklnRVFHMmhWM1hteUhlUT09>

Meeting ID: 890 7749 1711

Passcode: eG5u7w

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 890 7749 1711

Passcode: 274827

Zoning Board of Appeals Hybrid Meeting
June 21, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public Hearing Appeal # 2022-001 Edward Murphy request for a 2-foot variance in accordance with Section 601 E.-13.c, of the Town of Putnam Zoning Regulations from the required 24 feet down to 22 feet for the parking aisle. Property located at 225 Kennedy Drive, Town Assessors Map 011, Lot 216, Zoned General Commercial (GC) (Former Library)

Regular Meeting:

Review minutes of the Special Meeting on December 2, 2021. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2022-001 Edward Murphy – Variance - 24 feet down to 22 feet.

Accepting of New Applications for public hearing on July 19, 2022 meeting.

Adjournment.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2022-001

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 6-6-2022
FEE: 100.00 104
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: Edward Murphy
ADDRESS & TELEPHONE NO. 1 Kelley Square Worcester Mass 01610 508 633 0222
- 2.) OWNER OF LAND Baystate Investment Fund, LLC
ADDRESS 1 Kelley Square Worcester Mass 01610
- 3.) PREMISES LOCATED AT: MAP G11 LOT 216 STREET CARD NO. _____
- 4.) ZONE GC AREA OF LOT 20,483.00 FRONTAGE 150 Ft
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
Seeking relief 24 feet 90 degree Parking isle to 22 1/2 feet under
Section 601-F-13-C.

Additional parking needed to make building commercial feasible.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

SM 6/3/22
SIGNATURE OF APPLICANT DATE

TOWN OF PUTNAM ZONING REGULATIONS

11. To prevent pedestrian traffic from cutting through adjacent residential properties, the Commission may require walls, fences, or similar architectural elements.
12. Except at loading docks, building entrances and along pedestrian arcades, parking lots and driveways shall be separated from buildings by a landscaped buffer strip containing trees and shrubs.

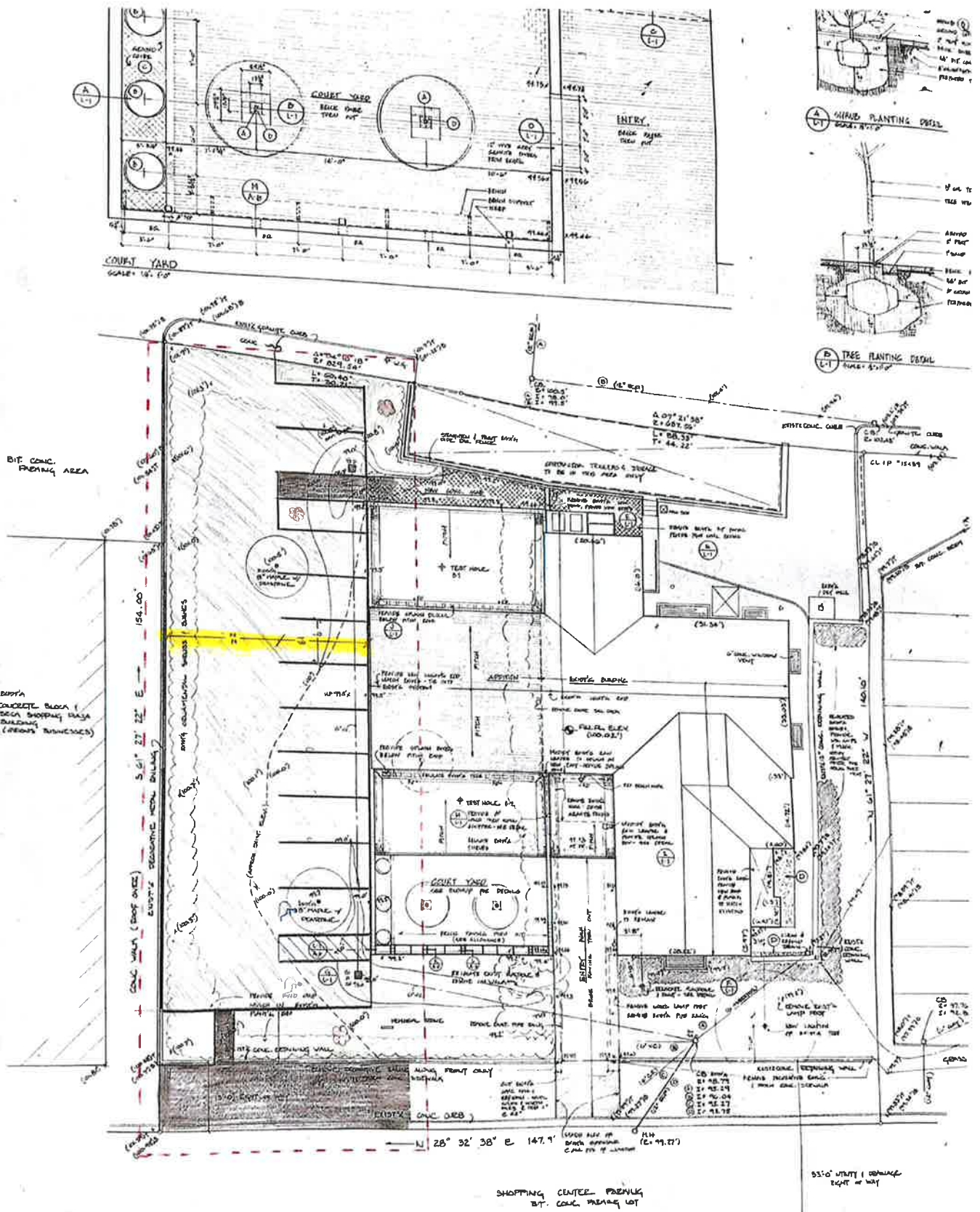
13. At a minimum, all parking lots shall:

- a. Have a minimum stall size of 9' x 18'
- b. Have rectangular parking stalls
- c. Have aisle widths and parking angles in a minimum ratio as shown as follows:

Table VI-2 – Parking Dimensions

Parking Angle	Minimum Aisle Width	Direction of Flow
45 degrees	12'3"	One way
50 degrees	12'9"	One way
55 degrees	13'3"	One way
60 degrees	14'3"	One way
65 degrees	15'2"	One way
70 degrees	16'	One way
75 degrees	24'	Two way
90 degrees	24'	Two Way

- d. Have no greater than 2% slope
- e. Have a number and location of access drives compatible with traffic circulation patterns both within the site and on the abutting street system
- f. Provide sufficient stacking area (area where cars may need to wait in line to exit onto the street or to enter to circulate in the parking lot) for 2 vehicles at the outbound access drives from the site



NOTES: INFORMATION TAKEN FROM SURVEY
 DONE BY ALBERT STEINBERG, S.E. & ASSOCIATES
 ON 10/11/77

PROPERTY LINE CONTRACT WHITE LINE
 CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO PROPERTY WITHIN 10' OUTSIDE THE CONTRACT WHITE LINE DUE TO CONSTRUCTION OPERATIONS

NOTE: REFERENCE BRANCH MARK & LOT IN GRANTS STEP CENTER OF ENTRY EL. 100.00

SITE PLAN
 10/11/77

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

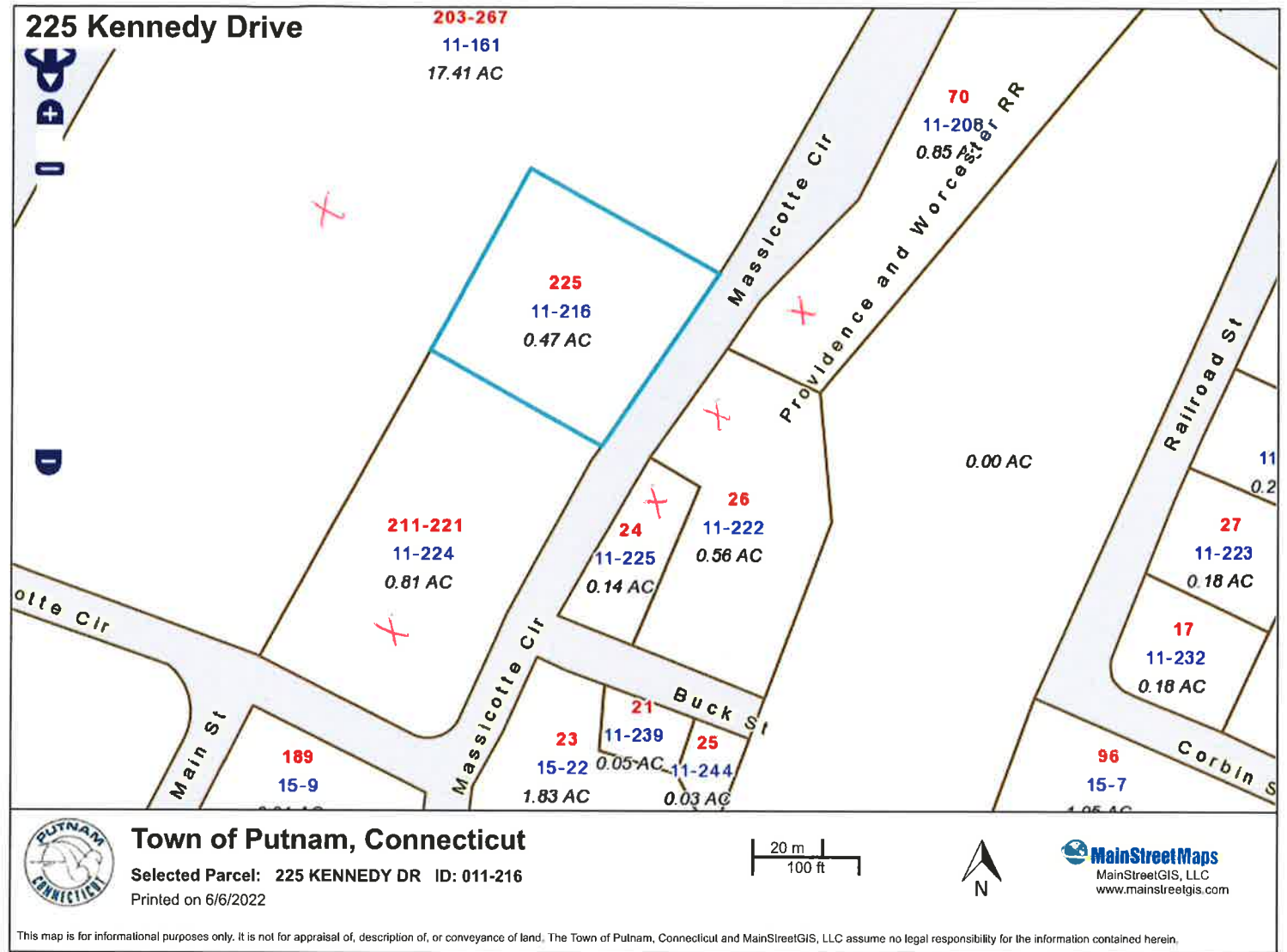
Parcel ID: 011-222-000
CORE HOLDINGS LLC
174 WEST QUASSET RD
WOODSTOCK CT 06281

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

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

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

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



Town of Putnam
Zoning Board
of Appeals
Legal Notice

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on June 21, 2022, at 7:00 P.M. on the second floor, Room 201, of the Municipal Complex located at 200 School Street, Putnam, CT. A public hearing will be held on the following:

Appeal # 2022-001 Edward Murphy request for a 2-foot variance in accordance with Section 601 E.-13.c, of the Town of Putnam Zoning Regulations from the required 24 feet down to 22 feet for the parking aisle. Property located at 225 Kennedy Drive, Town Assessors Map 011, Lot 216, Zoned General Commercial (GC) (Former Library)

Joseph Nash, Chairman.

Meeting information will be available on the Town of Putnam website prior to the meeting.

June 9, 2022
June 16, 2022

Cost \$45

SPECIAL MEETING

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

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

Agenda:

Opened 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. Matthew McLaughlin reviewed his proposal with the Board. Motion by Glenn Godley to close the public hearing, second by Robert Greene. ALL WERE IN FAOR.

Regular Meeting:

Review minutes of the November 16, 2021 meeting.

Moton by Scott Zadora to accept the minutes, second by Glenn Godley. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

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

Motion by Scott Zadora to approve, second by Glenn Godley. ALL WERE IN FAVOR.

Meeting Schedule 2021

Motion by Robert Greene to hold the meetings on the third Tuesday of the month at 7:00 P.M. Second by Glenn Godley. ALL WERE IN FAVOR.

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

Motion by Joseph Nash to adjourn second by Glenn Godley. ALL WERE IN FAVOR

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Board and will be placed on their next meeting agenda.