

Zoning Board of Appeals Hybrid Meeting

October 18, 2022 7:00 P.M.

Putnam Municipal Complex

Room 201 2nd Floor

200 School Street

Putnam, CT

Join Zoom Meeting

<https://us06web.zoom.us/j/83059433353?pwd=dXlUS1BBOVVNd0l1Q3lrb3Z4dUhtZz09>

Meeting ID: 830 5943 3353

Passcode: eCazV9

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 830 5943 3353

Passcode: 518291



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Zoning Board of Appeals Hybrid Meeting

October 18, 2022 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2022-002 CMG Enterprises on Park, LLC request for a variance to enclose an existing car port, construct a 10' X 16' canopy and 8'X 10' vestibule an increase of the total expansion (existing & proposed) from 58.2% to 59.8%. Property located at 146 Park Road, Town Assessors Map 45, Lot 018, Zoned Industrial. VOTE REQUIRED

Public hearing on Appeal # 2022-003 Brian Robillard request for a 22' front yard variance for a proposed addition for property located at 467 East Putnam Road, Town Assessors Map 24, Lot 4, Zoned AG-2. VOTE REQUIRED

Regular Meeting:

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

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2022-002 CMG Enterprises on Park, LLC – Variance – Enclose carport – 10' X 16 Canopy
8' X 10' vestibule

Appeal # 2022-003 Brian Robillard- 47 East Putnam Road – 22' Front Yard Variance – Addition

Accepting of New Applications for public hearing at the November 15, 2022 meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes
September 20, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Meeting opened at 7:19 P.M.

Present: Scott Zadora-Acting Chairman, Mike Bogdanski, Robert Greene

Absent: Joseph Nash, Glenn Godley

Agenda:

Regular Meeting:

Review minutes of the July 19, 2022 meeting.

Motion by Robert Greene to accept the minutes, second by Scott Zadora. Mike Bogdanski abstained as he was not a member. Robert Greene and Scott Zadora voted in favor.

Correspondence:

Public Participation:

New Business:

Accepting of New Applications for public hearing at the October 18, 2022 meeting.

CMG Enterprises on Park, LLC – 146 Park Road – Variance

Motion by Robert Greene to accept the application for public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Motion by Mike Bogdanski to adjourn at 7:25, second by Robert Greene. 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.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2022-002

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 8.24.2022
FEE: 160.00 10790
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: CMG ENTERPRISES ON PARK, LLC
ADDRESS & TELEPHONE NO. P.O. Box 130, North Windham, CT 06256 860-228-2806
- 2.) OWNER OF LAND SAME
ADDRESS _____
- 3.) PREMISES LOCATED AT: MAP 45 LOT 18 STREET CARD NO. 3328
- 4.) ZONE I AREA OF LOT 3.725 AC FRONTAGE 869.91
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

SEE ATTACHED NARRATIVE

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

[Signature]
SIGNATURE OF APPLICANT DATE



Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

August 23, 2022

Re: Variance Application of CMG Enterprises on Park, LLC
Black Dog Bar & Grille
146 Park Street

The Black Dog Bar & Grille is a non-conforming commercial use in the Industrial Zone that pre-dates the adoption of Zoning regulations. The business has historically grown throughout the years and **Per Section 501.2** of the Zoning Regulations, *any non-conforming use shall not be increased more than 25%*. We request the following variances:

1. An increase of the total expansion (existing & proposed) from 58.2% to 59.8%.

This variance is request to enclose an existing car port, construct a 10'x16' canopy and 8'x10' vestibule. These improvements will be utilized as an indoor customer waiting area and a convenient delivery point for takeout food orders.

A variance was granted in 1990 that allowed expansion of the non-conforming restaurant use (Volume 203, page 273). This variance allowed for a 1,008 square foot addition to the existing banquet room on a slab foundation and was never constructed. A second variance was granted in 2017 to construct a 36' x 24' banquet room with basement storage, a 6' x 20' waiting area, and a 25' x 10' patio area utilized for waiting area during warm weather conditions (Volume 812, page 138). This addition was constructed as approved and is currently utilized for restaurant operations.

The restaurant use can be traced back to when the original building was a clubhouse and restaurant for a golf course. The hardship for this property can be attributed to the adoption of the zoning regulations in 1960 which despite the restaurant use, zoned the property industrial which limits the opportunity for growth. The use has historically demonstrated the need to grow as the establishments that followed the golf clubhouse clubhouse/restaurant include the Stables, JD Coopers and now the Black Dog Bar & Grill.



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

October 12, 2022

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a meeting via Zoom October 18, 2022 at 7:00 P.M. A public hearing will be held on the following:

Appeal # 2022-002 CMG Enterprises on Park, LLC request for a variance to enclose an existing car port, construct a 10' X 16' canopy and 8'X 10' vestibule an increase of the total expansion (existing & proposed) from 58.2% to 59.8%. Property located at 146 Park Road, Town Assessors Map 45, Lot 018, Zoned Industrial.

If you have any questions or concerns, please feel free to submit in writing to the Building/Z.E.O Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda Roy
Recording Secretary



100 foot Abutters List Report

Putnam, CT
October 13, 2022

Subject Property:

Parcel Number: 045-018
CAMA Number: 045-018-000
Property Address: 146 PARK RD

Mailing Address: CMG ENTERPRISES ON PARK LLC
PO BOX 130
N WINDHAM, CT 06256

Abutters:

Parcel Number: 044-011
CAMA Number: 044-011-000
Property Address: 123 PARK RD

Mailing Address: 123 PARK ROAD LLC
123 PARK RD
PUTNAM, CT 06260

Parcel Number: 044-014
CAMA Number: 044-014-000
Property Address: 145 PARK RD

Mailing Address: TPC PUTNAM REALTY TRUST LLC
145 PARK RD
PUTNAM, CT 06260

Parcel Number: 044-017
CAMA Number: 044-017-000
Property Address: 129 PARK RD

Mailing Address: 123 PARK ROAD LLC
123 PARK RD
PUTNAM, CT 06260

Parcel Number: 044-019
CAMA Number: 044-019-000
Property Address: 135 PARK RD

Mailing Address: BRAATEN ENTERPRISES LLC
PO BOX 645
PUTNAM, CT 06260

Parcel Number: 044-020
CAMA Number: 044-020-000
Property Address: 151 PARK RD

Mailing Address: TPC PUTNAM REALTY TRUST LLC
145 PARK RD
PUTNAM, CT 06260

Parcel Number: 044-024
CAMA Number: 044-024-000
Property Address: 161 PARK RD

Mailing Address: CHASE MILL REALTY LLC
21 TOWN FOREST ROAD
WEBSTER, MA 01570

Parcel Number: 045-002
CAMA Number: 045-002-000
Property Address: 104 PARK RD

Mailing Address: VALLEY STREET INVESTMENTS LLC
PO BOX 130
NORTH WINDHAM, CT 06256

Parcel Number: 045-015
CAMA Number: 045-015-000
Property Address: 176 PARK RD

Mailing Address: PUTNAM TOWN OF
200 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 045-024
CAMA Number: 045-024-000
Property Address: 158 PARK RD

Mailing Address: LAMB ANTHONY E & AMERO BECKY L
158 PARK RD
PUTNAM, CT 06260



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10/13/2022

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Page 1 of 1

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 08/23/2022

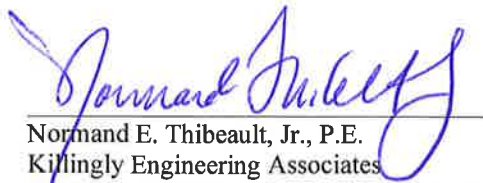
***CMG Enterprises on Park, LLC
146 Park Road
Putnam, CT 06260***

Job No. 16016

MAP/ LOT	NAME
45/2	Valley Street Investments, LLC P.O. Box 130 North Windham, CT 06256
45/24	Anthony E. Lamb & Becky L. Amero 158 Park Road Putnam, CT 06260
44/11	123 Park Road, LLC 123 Park Road Putnam, CT 06260
44/17	123 Park Road, LLC 4 Stella Court Stony Point, NY 10980
44/19	Braaten Enterprises, LLC P.O. Box 645 Putnam, CT 06260
44/14 44/20	TPC Putnam Realty Trust, LLC 145 Park Road Putnam, CT 06260
44/24	Chase Mill Realty, LLC 21 Town Forest Road Webster, MA 01570
	Providence & Worcester Railroad Company P.O. Box 16551 Worcester, MA 01601

***CMG Enterprises on Park, LLC
146 Park Road
Putnam, CT 06260***

We authorize the Putnam Zoning Board of Appeals and its members to access and inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.



Normand E. Thibeault, Jr., P.E.
Killingly Engineering Associates
Agent for CMG Enterprises on Park, LLC

01/23/2022

Date

Property Card: 146 PARK RD

Town of Putnam, CT



Parcel Information

Parcel ID: 045-018-000
Vision ID: 3328
Owner: CMG ENTERPRISES ON PARK LLC
Co-Owner:
Mailing Address: PO BOX 130
 N WINDHAM, CT 06256

Map: 045
Lot: -018
Land Area in Acres: 3.72
Use Description: Commercial
Zone: I
Neighborhood Code: 2

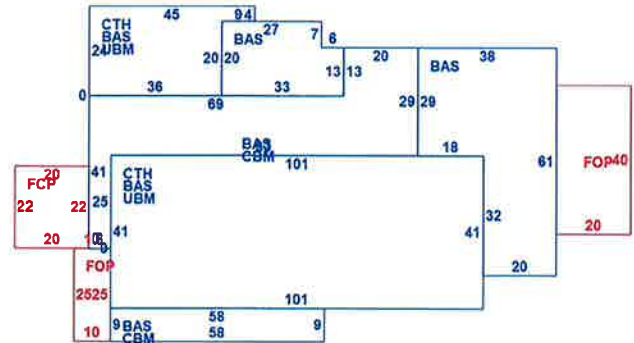
Sale History

Book/Page: 0809/ 0016
Sale Date: 8/1/2017
Sale Price: \$1

Assessed Value

Land: \$51,600
Buildings: \$709,300
Extra Bldg Features: \$1,600
Outbuildings: \$57,200
Total: \$819,700

Building Details: Building # 1



Exterior Details

Building Type: Restaurant
Appr. Year Built:
Occupancy: 1
Stories: 1
Roof Cover: Asphalt
Roof Type: Gable
Ext Wall Desc 1: Wood Shingle
Ext Wall Desc 2: Stucco/Masonry

Building Interior

Living Area: 9757
No. Total Rooms: 5
No. Bedrooms:
No. Full Baths:
No. Half Baths:
Bath Style:
Kitchen Style:
Wall Type 1: Drywall/Sheet
Wall Type 2: K Pine/A Wd
Heat Type: Forced Air-Duc
Heat Fuel: Gas
A/C Type: Central



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Environmental Inventory

EPA ID:

Zone: I

Allowed Use:

Agriculture/Livestock/Domestic Animals,Public Uses,Transportation,Utilities,Storage/Distribution,Business Services,Lodging/Dining/Conference/Banquet,Industrial,Technology,Accessory Uses,

Environmental Database Listings:

ASBESTOS

Disclaimer:

The Environmental Records Inventory layer was developed to identify properties where additional research and due diligence is warranted. The properties in this layer were included in a search of environmental databases, had a history of commercial, industrial, or institutional use, or have been zoned to allow a broad range of non-residential uses.

The information provided by these database references has been gathered from various sources and is not intended to be authoritative or to replace appropriate due diligence in researching the status of these properties.

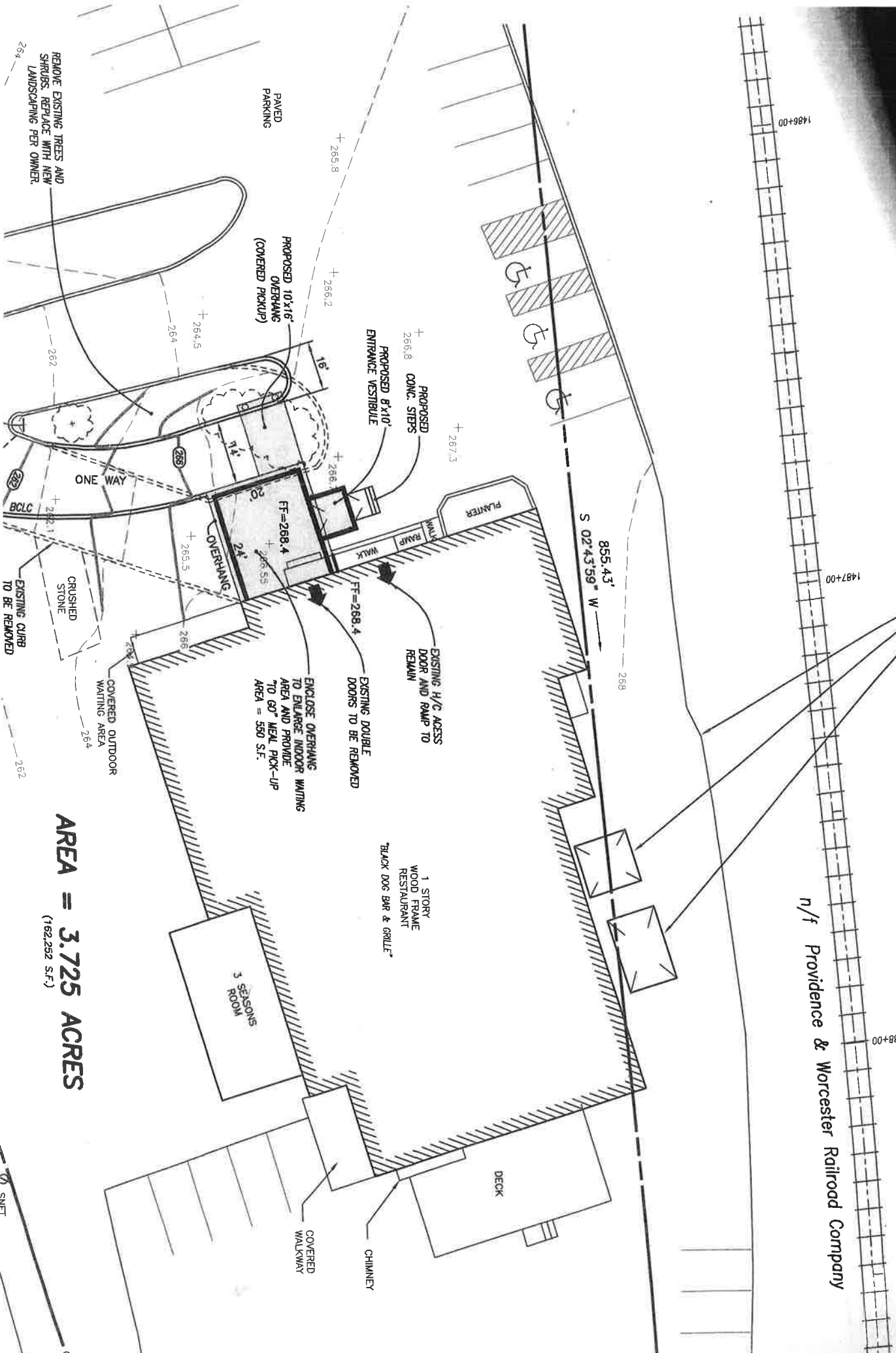


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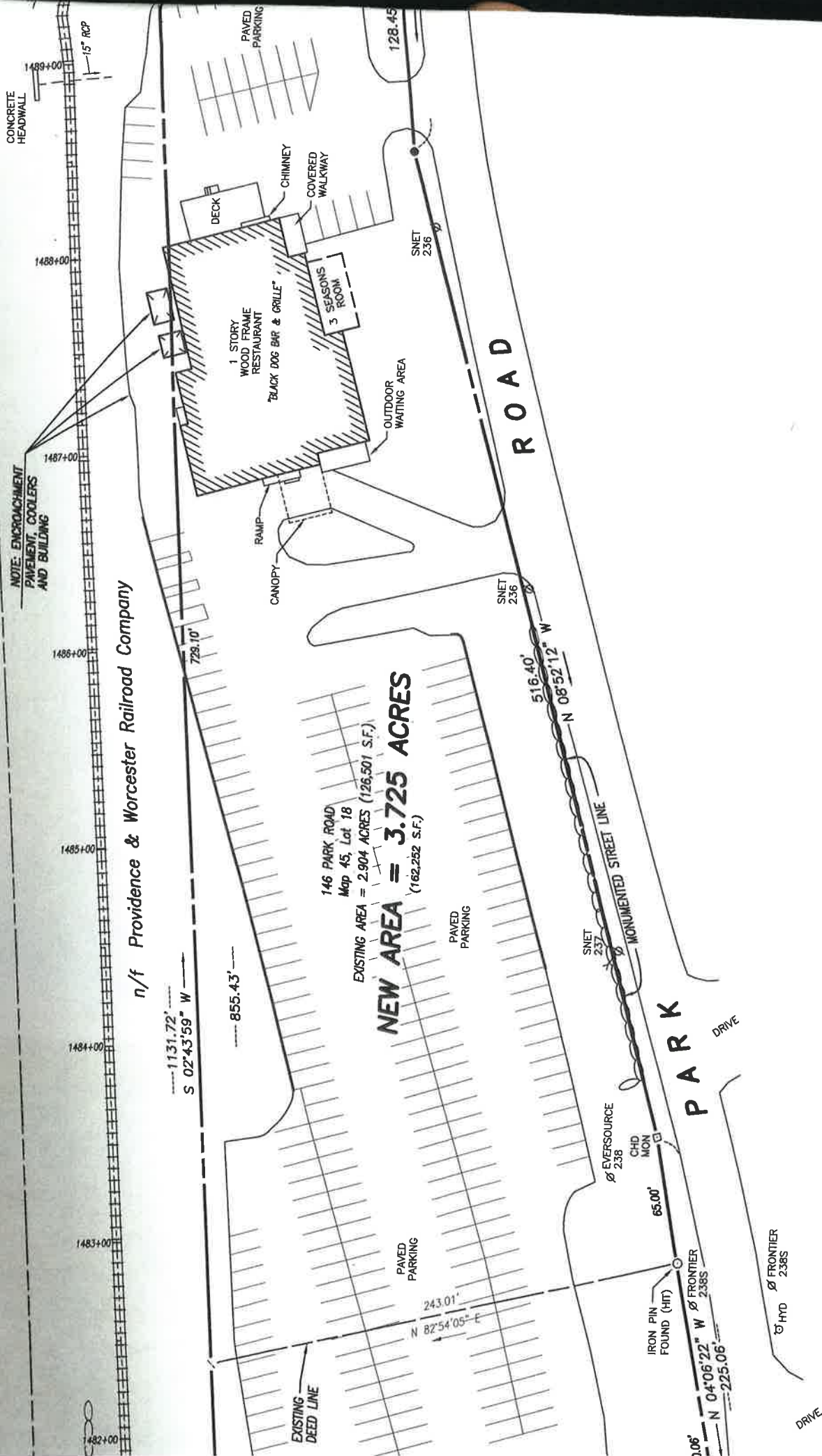
NOTE: ENCROACHMENT
PAVEMENT, COOLERS
AND BUILDING

n/f Providence & Worcester Railroad Company



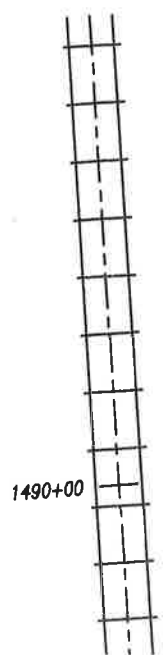
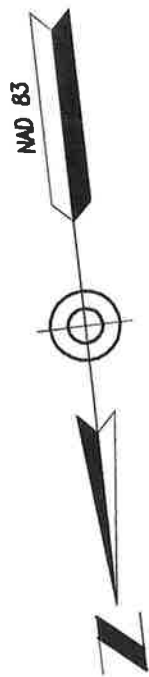
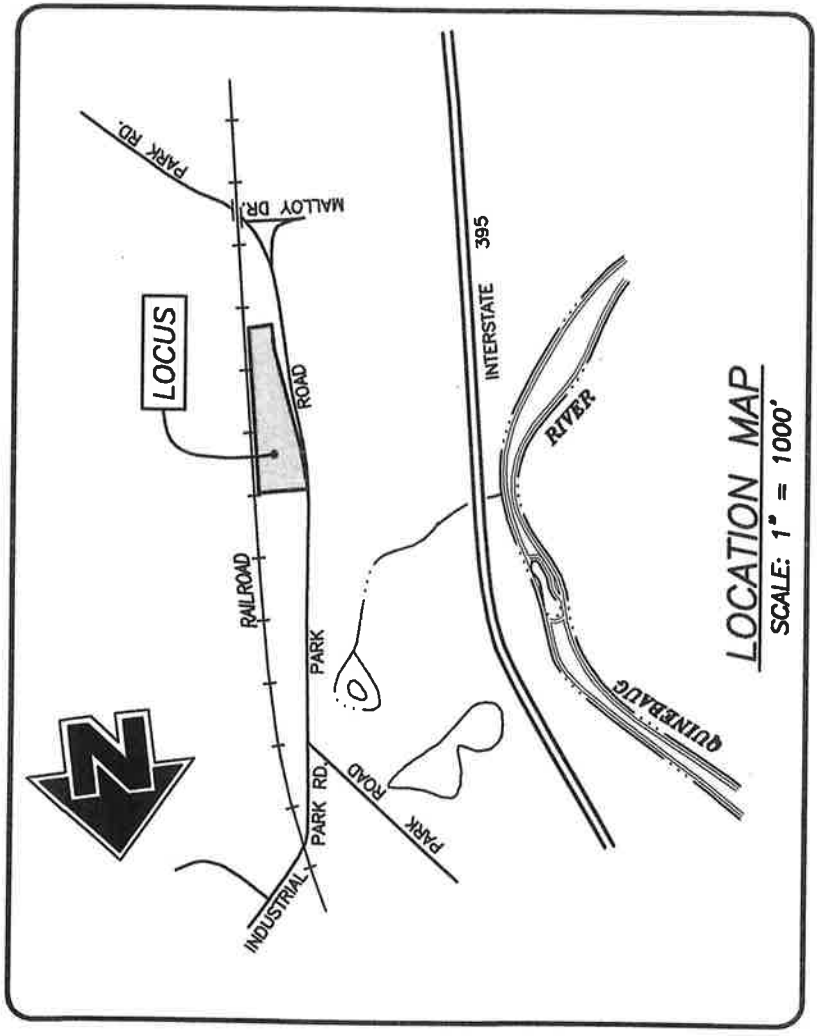
AREA = 3.725 ACRES
(162,252 S.F.)





LINE DATA			
L1	N 15°21'48" W	9.47'	
L2	N 79°11'38" W	2.79'	
L3	N 81°32'52" E	21.00'	
L4	S 81°32'52" W	29.97'	

3	7592.74'
	0°13'35"
	30.00'
	S 08°03'53" E
	0.00'
6	5680.15'
	1°51'43"
	184.60'
	S 01°48'08" W
	84.59'





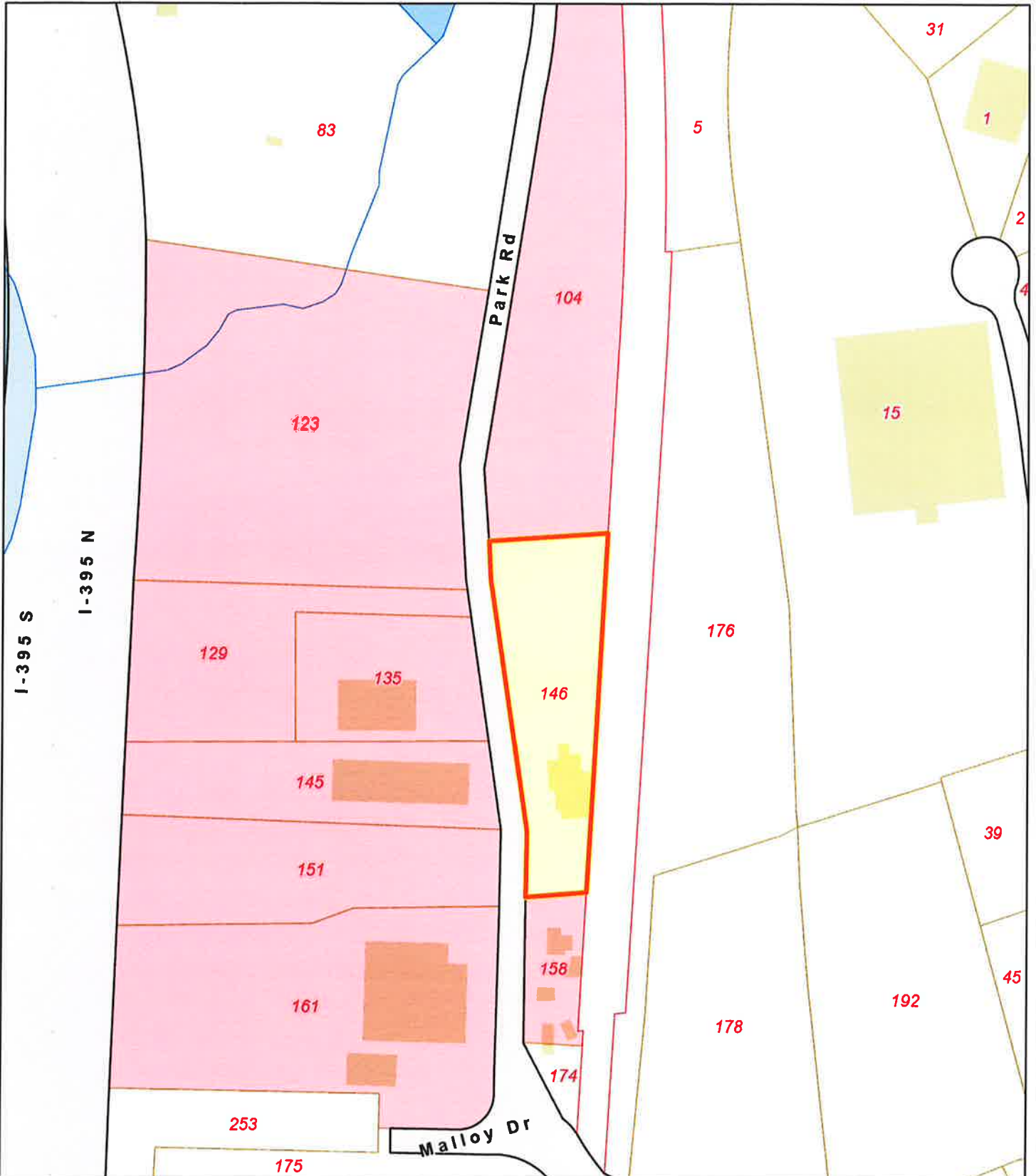
Putnam, CT

1 inch = 280 Feet



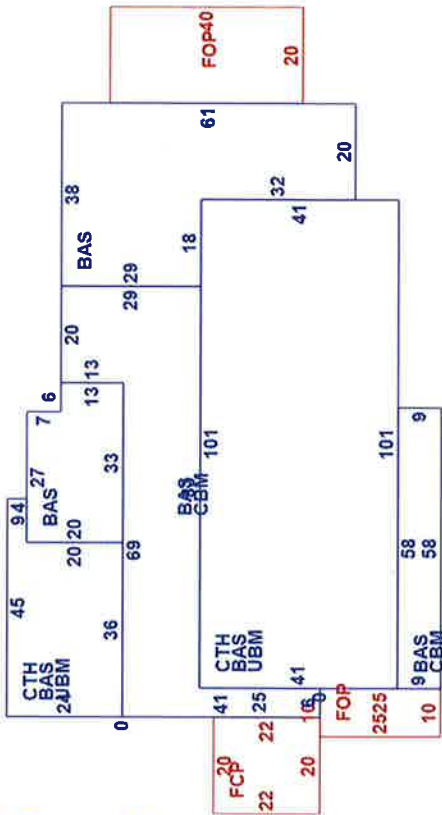
www.cai-tech.com

August 23, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	10	C+			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	17	Stucco/Masonry			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	07	K Pine/A Wd			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	2-1	Commercial			
Total Rooms	5				
Total Bedrms	00				
Total Baths	2				
Extra Fixtur					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Conn Wall					
1st Floor Use:	2-1				
</					



PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2022-003

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 9-13-2022
FEE: 160.00 cash
Amount Check $\frac{1}{4}$

 APPLICATION FOR SPECIAL EXCEPTION
 X VARIANCE FROM THE ZONING ORDINANCE
 CERTIFICATE OF APPROVAL OF LOCATION
 APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Brian Robillard
ADDRESS & TELEPHONE NO. 467 E. Putnam Rd. Putnam, CT 06260
774-232-1013
- 2.) OWNER OF LAND Brian Robillard
ADDRESS 467 E. Putnam Rd. Putnam, CT 06260
- 3.) PREMISES LOCATED AT: MAP 24 LOT 4 STREET CARD NO. N/A
- 4.) ZONE AG-2 AREA OF LOT 1.38 AC FRONTAGE
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

I am applying for a variance to extend an existing room which is attached to my house. According to the Zoning District chart, we are required to have a 50 ft. minimum on all 4 sides but the house is currently beyond those limits on 2 of the existing sides. I am looking to extend one of the rooms on my house which would require this variance. All measurements were taken of the existing and proposed dimensions of the structures. The land was recently surveyed and the surveyors map is being provided along with the other measurements. Requesting a 22 ft. variance in the front yard

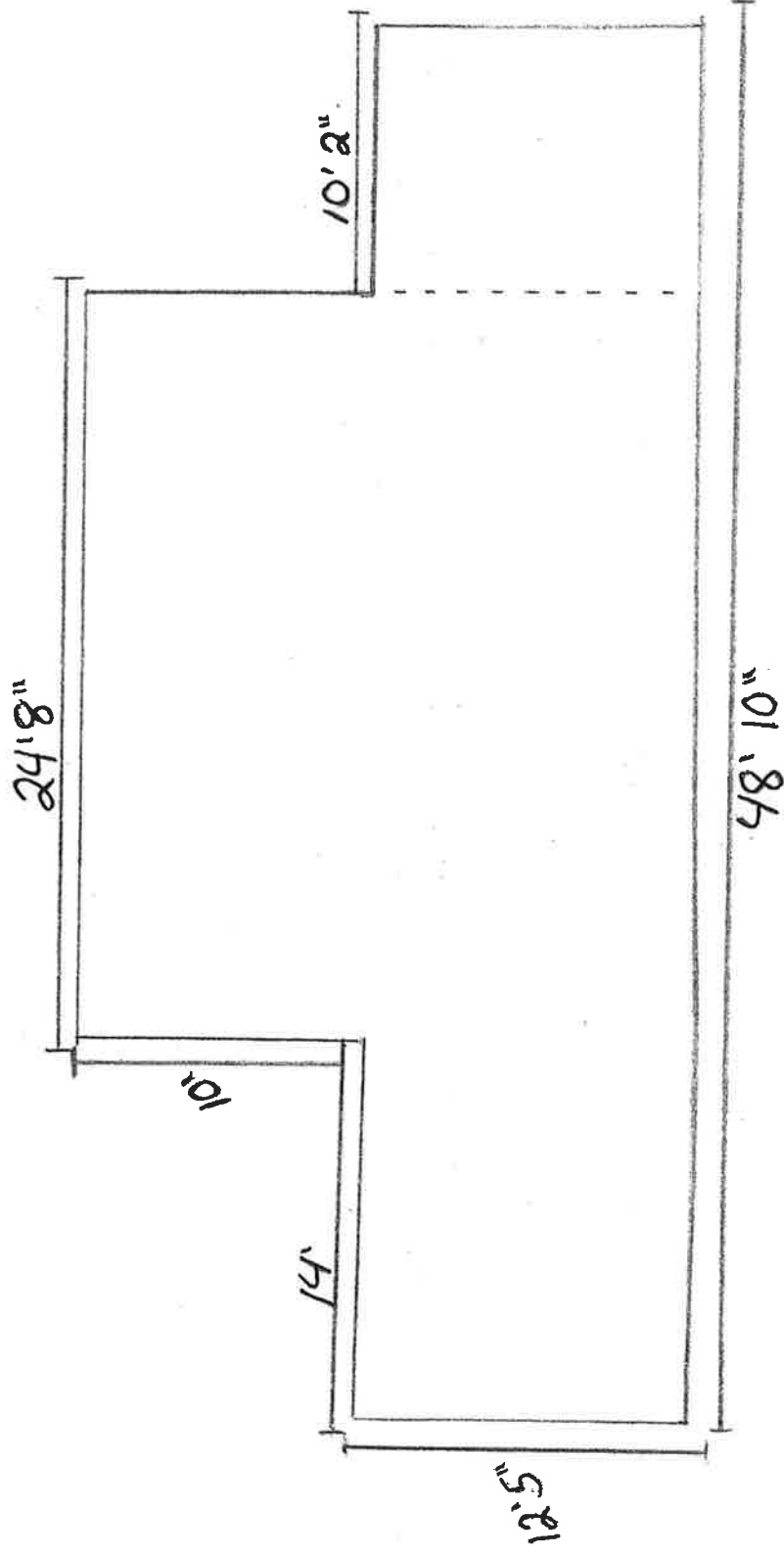
PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED
DATE REJECTED

Brian Robillard 9-13-22
SIGNATURE OF APPLICANT DATE

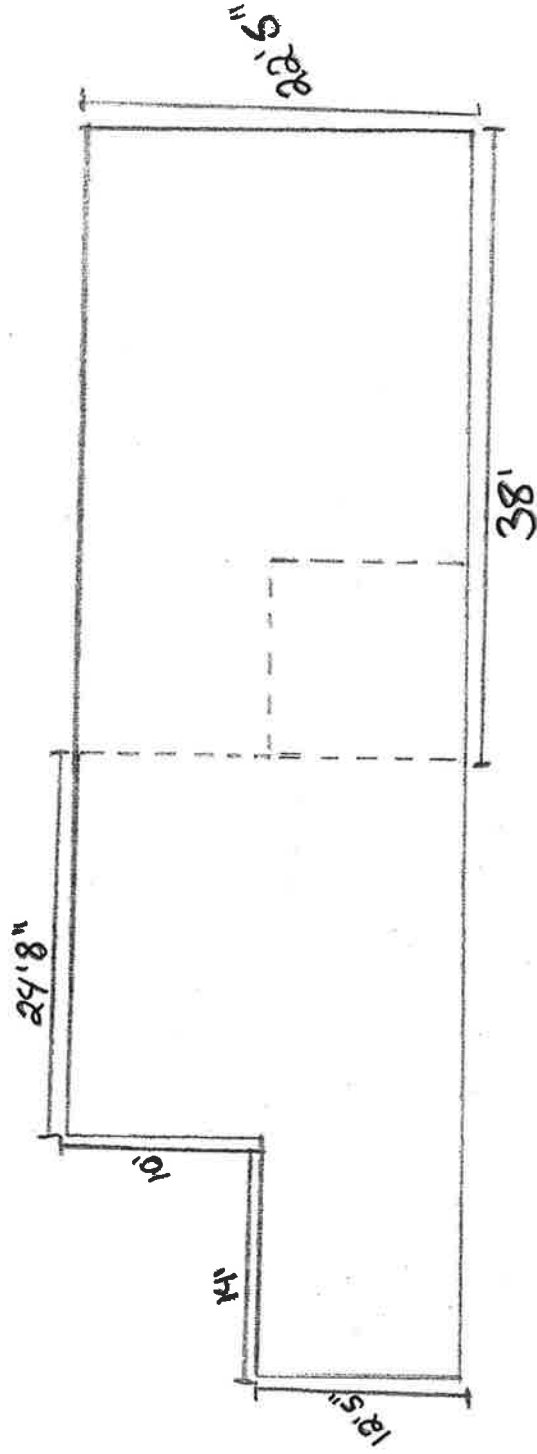
existing

Front



Back

proposed





Home



12'

74'

35'

136'

52'6"

13'10"

23'5"

33'

50'9"

28'3"

41'9"

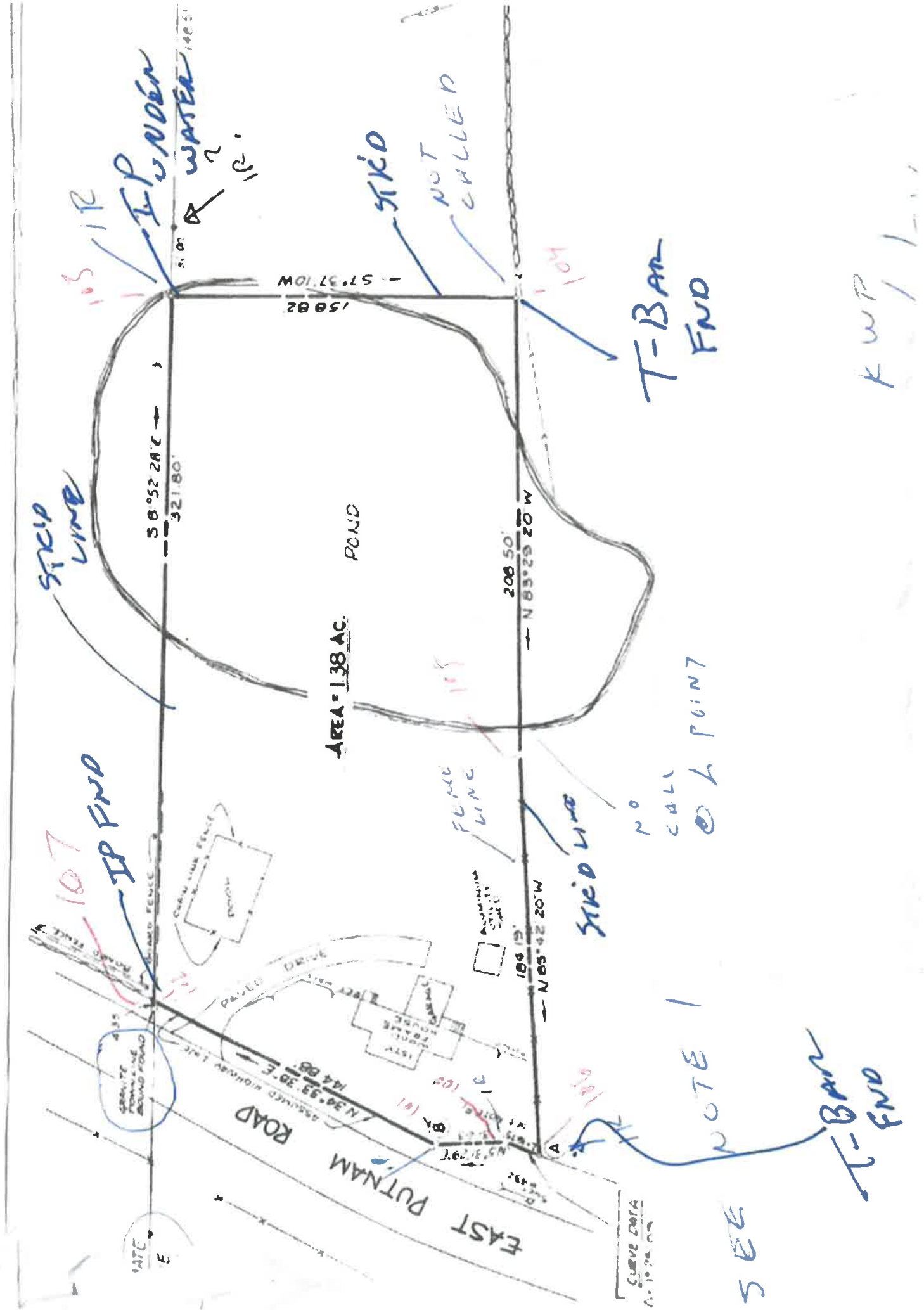
33'

35'8"

47'1"

39'

m Rd



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description				
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	06 01 12 1.25 1 07 03 03 05 05 12 02 05 01 02 1 0 0 4 02 02	Conventional Residential C- Asbest Shingle Gable/Hip Asphalt Drywall/Sheet Vinyl/Asphalt Hardwood Oil Hot Water None 2 Bedrooms Average Average							
				CONDO DATA					
				Parcel Id	C	Owne	S		
				Adjust Type	Code	Description	Factor%		
				Condo Flr					
				Condo Unit					
				COST / MARKET VALUATION					
				Building Value New		98,340			
				Year Built		1920			
				Effective Year Built					
				Depreciation Code		A			
				Remodel Rating					
				Year Remodeled		26			
				Depreciation %					
				Functional Obsol					
				External Obsol					
				Trend Factor		1			
				Condition					
				Condition %		74			
				Percent Good		72,800			
				RCNLD					
				Dep % Ovr					
				Dep Ovr Comment					
				Misc Imp Ovr					
				Misc Imp Ovr Comment					
				Cost to Cure Ovr					
				Cost to Cure Ovr Comment					
				OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Appr. Value
BRN3	Barn 1 St w Lf	L	880	35.00	1985	A	50	C	15,400
SPL2	Pool IG Vinyl	L	512	28.00	1975	A	50	C	7,200
BGR	Basemnt gara	B	1	1600.00	1993		74		1,200
				BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	816	816		84.34	68,820			
UAT	Attic, Unfinished	0	696		12.60	8,771			
UBM	Basement, Unfinished	0	696		16.84	11,723			
Ttl Gross Liv / Lease Area		816	2,208			89,314			

[illegible]



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

October 12, 2022

The Town of Putnam Zoning Board of Appeals will hold a meeting via Zoom October 18, 2022 at 7:00 P.M. A public hearing will be held on the following:

Appeal # 2022-003 Brian Robillard request for a 22' front yard variance for a proposed addition for property located at 467 East Putnam Road, Town Assessors Map 24, Lot 4, Zoned AG-2.

If you have any questions or concerns, please feel free to submit in writing to the Building/Z.E.O Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Contact Information:

Chad Sessums
200 School Street
Putnam, CT 06260

PH# 860-963-6800 # 111

TOWN OF THOMPSON

7019-1640-0001-0221-0853



TOWN OF PUTNAM

MUNICIPAL COMPLEX

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200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

October 12, 2022

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Sincerely,

Brenda Roy
Recording Secretary



11 foot Abutters List Report

Putnam, CT
October 13, 2022

Subject Property:

Parcel Number: 024-004
CAMA Number: 024-004-000
Property Address: 467 EAST PUTNAM RD

Mailing Address: SNYDER-ROBILLARD DEBRA A
467 EAST PUTNAM RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 024-006
CAMA Number: 024-006-000
Property Address: 469 EAST PUTNAM RD

Mailing Address: FOURNIER BRANDON & ASHLEY &
WALL DONNA
1187 QUADDICK TOWN FARM RD
THOMPSON, CT 06277

Parcel Number: 024-010
CAMA Number: 024-010-000
Property Address: 455 EAST PUTNAM RD

Mailing Address: GLAUDE MICHELE L + LIONEL G
455 EAST PUTNAM RD
PUTNAM, CT 06260

Town of Thompson
Town Clerk
815 Riverside Drive
N. Grosvenordale, CT 06255



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10/13/2022

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Page 1 of 1



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET
PUTNAM, CT 06260

CERTIFIED MAIL®



7019 1640 0001 0221 0853



US POSTAGE PAID PUTNEY/BOWES
ZIP 06260 \$007.82⁰
02 4W
0000365513 OCT 13 2022

Town of Thompson
Town Clerk
815 Riverside Drive
N. Grosvenordale, CT 06255



TOWN OF PUTNAM

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TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

October 12, 2022

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Sincerely,

Brenda Roy
Recording Secretary