

Zoning Board of Appeals Hybrid Meeting

November 15, 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/83835346582?pwd=NG1jUmdhVGRZZ0l4Lys5b3dQS1RmQT09>

Meeting ID: 838 3534 6582

Passcode: bY2MM7

Dial by your location

+1 646 931 3860 US

Meeting ID: 838 3534 6582

Passcode: 729113

Zoning Board of Appeals Hybrid Meeting
November 15, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2022-004 68 Walnut Street LLC request for variances on Section 401 (TableIV-1): Reduce front yard setback from 50 ft. to 15 ft. (prop. lot 61). Section 401 (TableIV-1) Reduce frontage width from 200 ft. to 172 ft. (prop. lot 61) and to 188 ft. (prop. lot 61A.) Property located at 37 Thompson Avenue, Town Assessors Map 008, Lot 61, Zoned R-40. VOTE REQUIRED

Regular Meeting:

Review minutes of the October 18, 2022 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2022-004 68 Walnut Street LLC – 37 Thompson Avenue - Variances

Accepting of New Applications for public hearing at the December 20, 2022 meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes
October 18, 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: Joseph Nash-Chairman, Scott Zadora, Robert Greene, Mike Bogdanski, Glenn Godley

Agenda:

Opened 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. Greg Glaude of Killingly Engineering and Attorney Thomas Borner reviewed the plans and the need for the expansion/waiting area. Glenn Godley expressed concerns regarding the number of expansions that had taken place in the past referring to the Zoning Regulations on non-conformance. Motion by Scott Zadora to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR

Opened 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. Brian Robillard explained how he would like to add an additional bedroom by squaring off the left side portion of his home as you look at it from the road. Motion by Scott Zadora to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the September 20, 2022 meeting.

Motion by Scott Zadora to accept the minutes, second by Mike Bogdanski. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business:

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

Motion by Mike Bogdanski to approve, second by Scott Zadora. Joseph Nash, Scott Zadora, Robert Greene, Mike Bogdanski in favor. Glenn Godley voted in opposition.

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

Motion by Glenn Godley to approve, second by Robert Greene. ALL WERE IN FAVOR.

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

68 Walnut Street LLC – 37 Thompson Avenue – Variances

Motion by Scott Zadora to accept the application for next month's meeting, second by Mike Bogdanski.
ALL WERE IN FAVOR

Motion by Scott Zadora to adjourn at 7:42 P.M., second by Mike Bogdanski. 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.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2022-004

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10-18-2022
FEE: 160.00 19088
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: 68 Walnut LLC (Connecticut limited liability company)
ADDRESS & TELEPHONE NO. 50 Swedetown Road, Pomfret Center, CT 06259
- 2.) OWNER OF LAND Same as applicant
ADDRESS _____
- 3.) PREMISES LOCATED AT: MAP 008 LOT 61 STREET CARD NO. 1: 000438 (Town)
5.36 (town) 2: 183841 (Dist.)
- 4.) ZONE R-40 AREA OF LOT 1.92 (dist) FRONTAGE 369 ft. (in District)
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

- A.) Action requested. The Applicant requests variances of the following Zoning Regulations:
i) Section 401 (Table IV-I): Reduce front yard (setback) from 50 ft. to 15 ft. (prop. lot 61)
ii) Section 401 (Table IV-I): Reduce frontage width from 200 ft. to 172 ft. (prop. lot 61) and to 188 ft. (prop. lot 61A).

- B.) Basis for request. The subject parcel (which is a combination of the two pieces identified above but having frontage solely on Thompson Avenue) contains a preexisting nonconforming structure which was built in 1959. The legal non-conformity is the front setback -- the house being only 15-20 feet from the street line instead of the required 50 feet. In addition, the lot itself is unusual because although it is clearly one parcel, it is identified as two separate pieces, one in the "city" and one in the "town", with separate street cards and separate assessments. The entire parcel is more than large enough in size to accommodate a free split (to which the owner would be entitled) with the new lot entirely conforming to the current Zoning Regulations except for the lack of 12 feet of frontage. The existing nonconformity and unusual characteristics of the lot require the granting of the requested variances in order to permit the owner to exercise his right to a free split pursuant to Conn. Gen. Stat. Sec. 8-18 and 8-25.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

68 Walnut LLC

DATE APPROVED _____
DATE REJECTED _____

By Ernest J. Cotnoir 10/17/22
SIGNATURE OF APPLICANT DATE
Ernest J. Cotnoir, Its Attorney

SIGNATURE OF CHAIRMAN _____



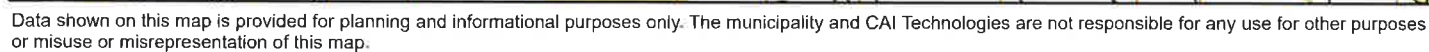
1 inch = 140 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

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November 1, 2022



BOUNDARY SURVEY OF ENTIRE LOT



LOT 37
AREA = 7.07 ACRES

SURVEY NOTES

[illegible]

JOHN A. BARTOLOMETT DATE 1/24/2017
LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
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LEGEND

 IRON ROD TO BE SET
 ANGLE POINT
 EXISTING IRON ROD OR IRON PIPE
 EXISTING PROPERTY LINE
 PROPOSED PROPERTY LINE
 BUILDING SETBACK
 EDGE OF EASEMENT
 STONE WALL
 UTILITIES
 TREELINE

**PROPERTY SURVEY
PREPARED FOR
68 WALNUT, LLC
37 THOMPSON AVE, PUTNAM**

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-228-2920

DESIGNED: APS	REVISIONS:
CHECKED: JAB	

DOB NO: 20136
SCALE: 1" = 30'

PROPERTY OWNERS
68 WALNUT, LLC & WALNUT 68, LLC

REFERENCE DEED
PUTNAM LAND RECORDS
VOL. 632 PG. 1108 & VOL. 60 PG. 255

ASSESSORS REFERENCE
MAP 8 LOT 61 MAP 28 LOT 13 & MAP 9 LOT 43

ZONING INFORMATION

ZONE R-40
MINIMUM LOT AREA 40,000 S.F.
MINIMUM FRONTAGE 200'
MINIMUM FRONT YARD 50'
MINIMUM SIDE YARD 20'
MINIMUM REAR YARD 40'

TOWN OF PUTNAM
RECEIVED FOR RECORDING

OWN CLERK	DATE	TIME	MAP #
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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OB NO: 20136	DATE: DECEMBER 31, 2020
SCALE: 1" = 30'	SHEET: 1 OF 1



August 29, 2022

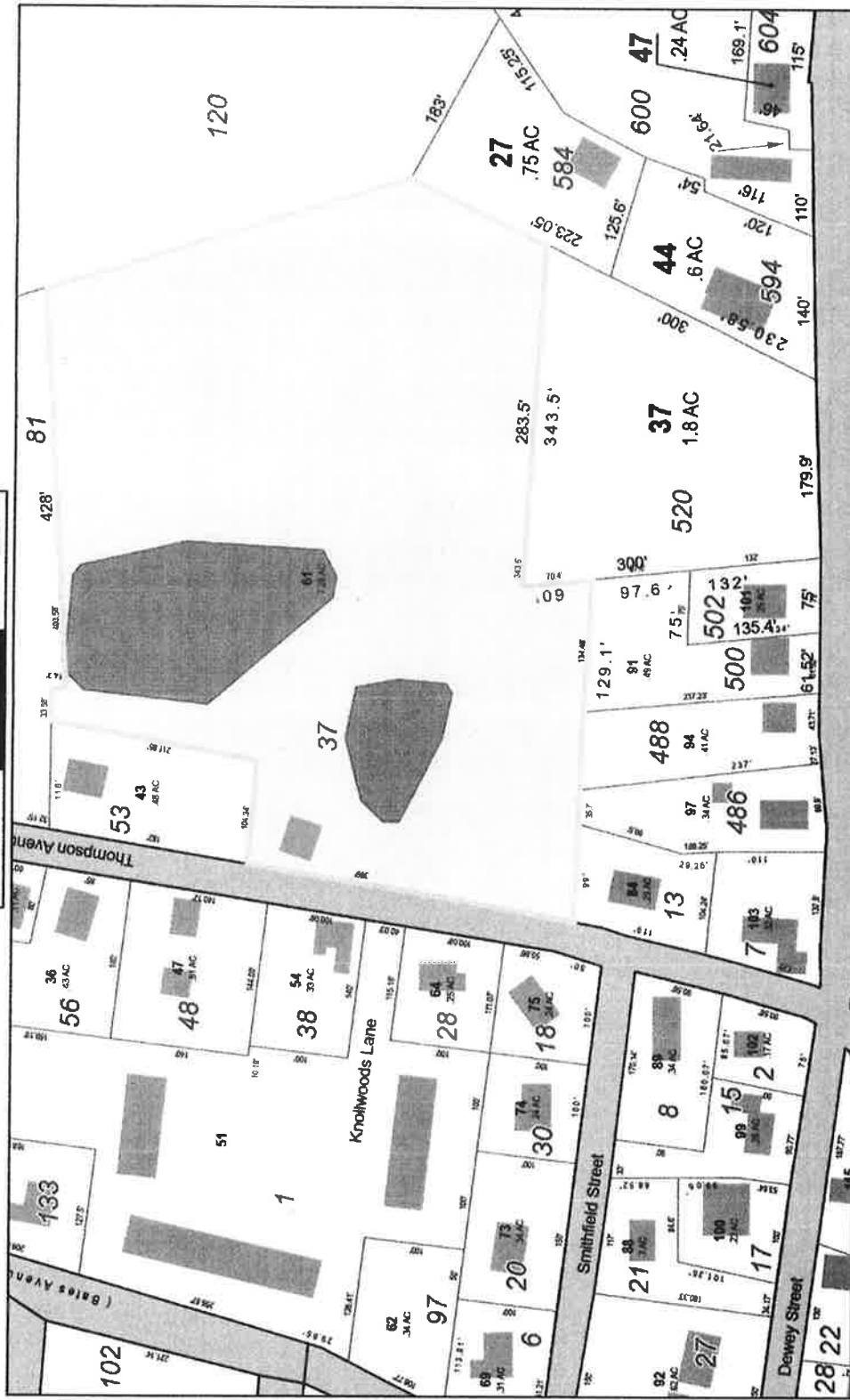


Putnam, CT

1 inch = 140 Feet



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