

Zoning Board of Appeals Hybrid Meeting

January 17, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 2nd Floor

200 School Street

Putnam, CT

Join Zoom Meeting

<https://us06web.zoom.us/j/83774376860?pwd=RSs0QXIKSE9uYkNCU1BONEFSbXBSUT09>

Meeting ID: 837 7437 6860

Passcode: 3nN5Cw

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 837 7437 6860

Passcode: 907974

Zoning Board of Appeals Hybrid Meeting
January 17, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Agenda:

Public hearing on Appeal # 2022-005 Vachon Putnam, LLC request for a modification to the Certificate of Approval of Location in accordance with Section 210, B-1 of the Town of Putnam Zoning Regulations. Property located at 139 Pomfret Street, Town Assessors Map 014, Lot 045, Zoned Highway Commercial. VOTE REQUIRED

Public hearing on Appeal # 2022-006 Patrick J. Kelly request for a 3 foot variance to increase the height of the garage under construction from the required 15 feet to 18 feet in accordance with Section 401 of the Town of Putnam Zoning Regulations. Property located at 21 Church Street, Town Assessors Map 015, Lot 49, Zoned GC. VOTE REQUIRED

Regular Meeting:

Review minutes of the November 15, 2022 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2022-005 Vachon Putnam, LLC – 139 Pomfret Street - Modification to the Certificate of Approval of Location in accordance

Appeal # 2022-006 Patrick J. Kelly – 21 Church Street – 3’ height variance for garage from 15’ – 18’

Other Business: POSSIBLE VOTE REQUIRED

Election of Officers:

Accepting of New Applications for public hearing at the February 21, 2023 meeting.

Adjournment.

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

Present: Scott Zadora -Acting Chairman, Robert Greene, Mike Bogdanski, Glenn Godley
Absent: Joseph Nash

Opened 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. Attorney Cotnoir reviewed the plans with the Board. Motion by Scott Zadora to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the October 18, 2022 meeting.

Motion by Glenn Godley to accept the minutes, second by Mike Bogdanski. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

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

Motion by Glenn Godley to approve all 3, second by Mike Bogdanski. ALL WERE IN FAVOR

Motion by Mike Bogdanski to add the 2023 meeting schedule to the agenda, second by Robert Greene. ALL WERE IN FAVOR

Motion by Scott Zadora to hold the meetings on the 3rd Tuesday of the month at 7:00 P.M., second by Mike Bogdanski. ALL WERE IN FAVOR.

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

Vachon-Certificate of Approval of Location – 139 Pomfret Street

Motion by Mike Bogdanski to accept, second by Robert Greene. ALL WERE IN FAVOR.

Motion by Mike Bogdanski to adjourn at 7:16 P.M., second by Robert Greene. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2022-005

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10-19-2022
FEE: 160.00 10867
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: Vachon Putnam, LLC
ADDRESS & TELEPHONE NO. 139 Pomfret Street (Route 44) Putnam, CT 06260, Frontier 1139
- 2.) OWNER OF LAND Same
ADDRESS _____
- 3.) PREMISES LOCATED AT: MAP 10 13 LOT 36 45 124 STREET CARD NO. 002575 002491 001447
- 4.) ZONE HC AREA OF LOT 4.124 Acres FRONTAGE 534.47
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

Seeking Certificate of Location For Modifications to
Existing Automobile Dealership Per section 210 B.1

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Jan 10-18-22
SIGNATURE OF APPLICANT DATE

***Vachon Putnam, LLC.
139 POMFRET STREET (ROUTE 44)
Putnam, CT 06260***

I 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.

Owner  Date 10-18-22

Property Location
Vision ID 1695

139 POMFRET ST

Account # 002491

Map ID 014/ 045/ 000/

Bldg # 1

Utilities

STRT/ROAD

TOPO

Current Owner
VACHON PUTNAM LLC

State Use 2-1
Print Date 11/14/2022 8:28:34 P

Bldg Name
Sec # 1 of 1

Card # 1 of 1

Alt Prcl ID 019/052-00

Survey

Traffic

Census

District

Class

GIS ID

06260

CT

L.O.

I/E

NBHD Gro

NHBD

City

Unsold Co

P:

X

Assoc Pld#

Supplemental Data

COMM.

COMM.

COMM.

Code

200

200

200

Appraised

465,771

230,800

68,000

Assessed

326,100

161,500

47,600

6116

PUTNAM, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

VACHON PUTNAM LLC

836 1057

12-02-2020

Q

I

500,000

00

KINGS OLDSMOBILE CADILLAC GMC INC

* 101 101

12-02-2020

U

I

0

51

PUTNAM SALES + SERVICE INC

0101 0101

01-07-1976

U

V

0

0

EXEMPTIONS

Description

Amount

Code

Description

Number

Amount

Comm Int

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd Name

Nbhd

Tracing

Batch

0001

B

2014

DM3

NOTES

390 SQ FT OF 2400 SQ FT OF FGR1 HEATED

KING OLDSMOBILE, GMC,

CADILLAC

OFFICE GAS HEAT

SERVICE AREA OIL

CT EMISSIONS TEST STATION

2012 CREATED A HANDICAP BATHROOM

OTHER ASSESSMENTS

Year

Code

Description

Amount

Code

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

2021

200

200

200

200

2020

200

200

326,100

2019

200

200

326,100

2020

200

200

200

200

2020

200

200

161,500

2019

200

200

161,500

2019

200

200

200

200

2019

200

200

47,600

2019

200

200

47,600

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

454,171

11,600

68,000

230,800

0

764,571

O

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

9392

07-15-2013

CM

Commercial

29,000

10-28-2013

100

10-28-2013

ELECTRICAL UPDATES

8950

12-23-2011

CM

Commercial

15,050

10-24-2012

100

10-24-2012

Handicap bathroom, ceiling, el

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

I. Factor

Site Index

Cond.

Nbhd.

Nbhd Adj

Notes

Location Adjustme

Adj Unit Pric

Land Value

1

2-11

Commercial

HC

1,000

75,000

1.00000

5

1.00

1

1,000

225,000

1

2-11

Commercial

HC

2,300

2,500

1.00000

0

1.00

1

1,000

2,500

Total Card Land Units

3.300

AC

Parcel Total Land Area: 3.3000

Total Land Value

230,800

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpost/Result

04-01-2014

DM

20

DM Returned, Info correct

10-28-2013

RC

49

No change after inspection

07-01-2013

DB

00

Meas. & Listed

02-18-2008

AD

00

Meas. & Listed

12-28-2007

LK

12

Measure & List Attempt-No

07-20-1998

NW

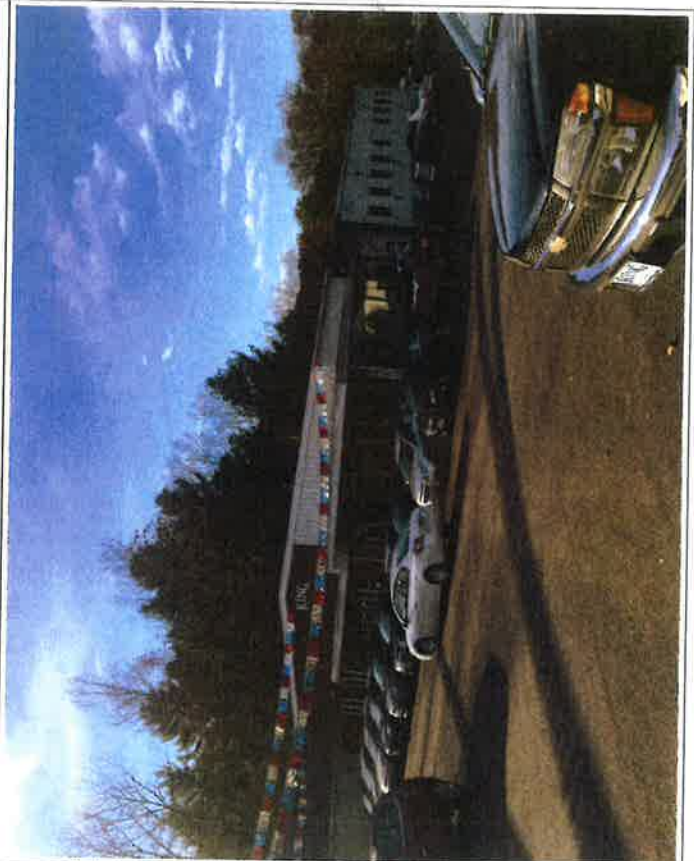
00

Meas. & Listed

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style:	27	Auto Sales & S								
Model	96	Ind/Comm								
Grade	11	C								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	27	Pre-finish Metl								
Exterior Wall 2										
Roof Structure	03	Gable								
Roof Cover	09	Enamel Metal								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2										
Interior Floor 1	03	Concrete								
Interior Floor 2	11	Ceram Clay Til								
Heating Fuel	02	Oil								
Heating Type	04	Forced Air-Duc								
AC Type	03	Central								
Bldg Use	2-11	Commercial								
Total Rooms	00									
Total Bedrms	1									
Total Baths										
Extra Fixtur										
Heat/AC	02	Heat/AC Split								
Frame Type	05	Steel								
Baths/Plumbing	02	Average								
Ceiling/Wall	03	Susp-Ceil/Mn W								
Rooms/Prtns	02	Average								
Wall Height	14.00									
% Conn Wall										
1st Floor Use:	2-11									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FGR1	Garage	L	2,400	28.00	1960	F	30	C	1.00	20,200
FGR1	Garage	L	2,480	28.00	1960	F	30	C	1.00	20,800
LFT1	Lift Light	B	1	2700.00	1995		76		0.00	2,100
PAV1	Paving Asphalt	L	45,000	2.00	1960	F	30	C	1.00	27,000
LFT1	Lift Light	B	3	2700.00	1995		76		0.00	6,200
OVD	Overhead Door	B	432	10.00	1995		76		0.00	3,300
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
AOF	Office, (Average)	2,400	2,400		70.51	169,224				
BAS	First Floor	6,720	6,720		70.51	473,827				
Ttl Gross Liv / Lease Area				9,120	9,120		643,051			

96	60	84	80	80	30	60
BAS		AOF				
84		30				

BAS	60	
84		
AOF	80	
30	80	
	80	





0 foot Abutters List Report

Putnam, CT
September 07, 2022

Subject Property:

Parcel Number: 014-045
CAMA Number: 014-045-000
Property Address: 139 POMFRET ST

Mailing Address: VACHON PUTNAM LLC
139 POMFRET ST
PUTNAM, CT 06260

Abutters:

Parcel Number: 014-013
CAMA Number: 014-013-000
Property Address: 55 GILMAN ST

Mailing Address: D & M GROUP LLC
18 MAPLE ST
PUTNAM, CT 06260

Parcel Number: 014-054
CAMA Number: 014-054-000
Property Address: 145 POMFRET ST

Mailing Address: RIVERVIEW MEDICAL CENTER LLC
145 WESTFORD ROAD
EASTFORD, CT 06242

Parcel Number: 014-056
CAMA Number: 014-056-000
Property Address: 141 POMFRET ST

Mailing Address: VACHON PUTNAM LLC
139 POMFRET ST
PUTNAM, CT 06260

Parcel Number: 015-091
CAMA Number: 015-091-000
Property Address: 24-26 HIGH ST

Mailing Address: BARRETT JOSEPH D
39 POMFRET RD
EASTFORD, CT 06242

Parcel Number: 015-103
CAMA Number: 015-103-000
Property Address: 18 HIGH ST

Mailing Address: DEHENAUT PHILIPPE M & HEIDI A
18 HIGH ST
PUTNAM, CT 06260

Parcel Number: 015-108
CAMA Number: 015-108-000
Property Address: 8-12 HIGH ST

Mailing Address: HIGH STREET COMMONS LLC
258 FARMSTEAD HILL RD
FAIRFIELD, CT 06824

Parcel Number: 015-124
CAMA Number: 015-124-000
Property Address: 137 POMFRET ST

Mailing Address: VACHON PUTNAM LLC
139 POMFRET ST
PUTNAM, CT 06260

Parcel Number: 015-158
CAMA Number: 015-158-000
Property Address: 124 POMFRET ST

Mailing Address: THE ELTA REALTY CORP
124 POMFRET ST
PUTNAM, CT 06260

Parcel Number: 015-162
CAMA Number: 015-162-000
Property Address: 158 POMFRET ST

Mailing Address: 405 POMFRET STREET LLC
220 W QUASSET RD
WOODSTOCK, CT 06281



www.cai-tech.com

Data shown on this report 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 report.

9/7/2022

Page 1 of 1

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2022-006

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 12.5.2022
FEE: 160.00 3533
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: PATRICK J. KELLY
ADDRESS & TELEPHONE NO. 21 Church St Putnam
- 2.) OWNER OF LAND SAME
ADDRESS _____
- 3.) PREMISES LOCATED AT: MAP Q15 LOT 49 STREET CARD NO. _____
- 4.) ZONE GC AREA OF LOT _____ FRONTAGE _____
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

Garage height from 15' to 18'

We would you to consider modification of our original building permit at 21 Church Street, for a single car garage of 15 feet in height to 18 feet, allowing for greater ease of accessibility to storage space.

Thank you for your consideration of this modification to the permit.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Patrick J. Kelly 11-28-22
SIGNATURE OF APPLICANT DATE

Parcel ID: 015-039-000
ISABEL INTERCONTINENTAL LLC
52 CHURCH ST
PUTNAM CT 06260

Parcel ID: 015-049-000
KELLY PATRICK J & GLORIA C
21 CHURCH ST
PUTNAM CT 06260

Parcel ID: 015-062-000
TFN PROPERTIES LLC
PO BOX 231
PUTNAM CT 06260

Parcel ID: 015-058-000
ISABEL INTERCONTINENTAL LLC
1429 ROUTE 169
WOODSTOCK CT 06281

Parcel ID: 015-055-000
D&M GROUP LLC
C/O PSA
18 MAPLE ST
PUTNAM CT 06260

Parcel ID: 015-067-000
KEROUACK TINA
282 WINDHAM RD
BROOKLYN CT 06234



Town of Putnam, Connecticut

Property Record Card

Card 1 of 1

21 CHURCH ST

ID: 015-049 Account #: 000472



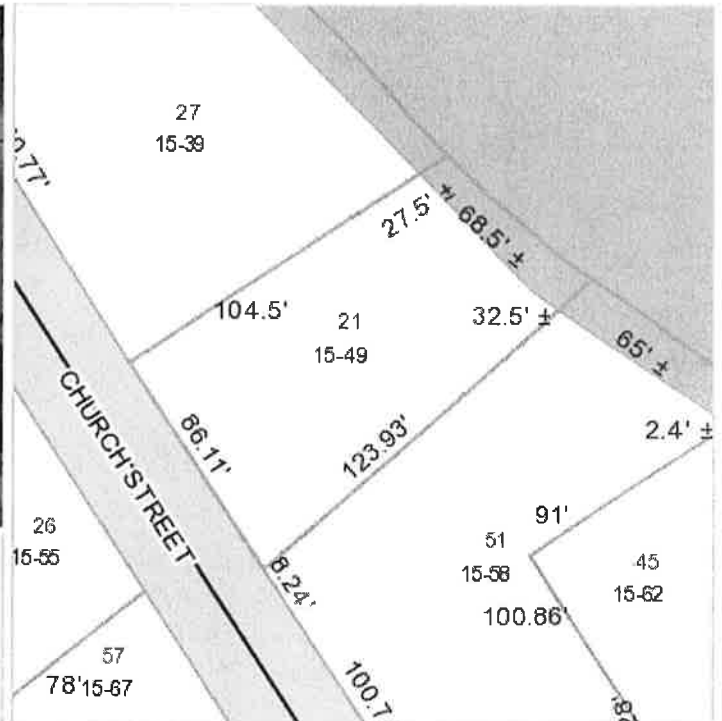
Owner: KELLY PATRICK J & GLORIA C

Co-Owner:

Address: 21 CHURCH ST
PUTNAM CT 06260

Assessment: Total: \$114,700

Building: 84800 Land: 27200 Ext. Features: 2700 Other: 0



Sales History

Grantor	Book / Page	Sale Date	Sale Price
KELLY PATRICK J & GLORIA C	728/ 023	2013-10-03	\$1
KELLY PATRICK J	658/ 213	2010-05-13	\$97,000
HSBC BANK USA	654/ 65	2010-01-28	\$110,000
STEVENS SONNY	517/ 304	2005-05-25	\$65,000
LEFEBVRE PAUL	0302/0266	1997-02-28	\$35,000

MainStreetGIS, LLC
www.mainstreetgis.com

Land Information

Land Area: 0.25 AC Zoning: GC
Land Use: 1-1 - 1-Family MDL-01
Neighborhood: 0040

Building Information

Style: Cape Cod
Year Built: 1900
Rooms: 6 Bedrooms: 03
Baths: 2 Half Baths:
Living Area: 1814
Gross Area: 3826Stories: 1 1/2 Stories
Heat Fuel: Oil
Heat Type: Hot Water
AC Type: None
Roof Structure: Gable/Hip
Roof Covering: Asphalt

Extra Features

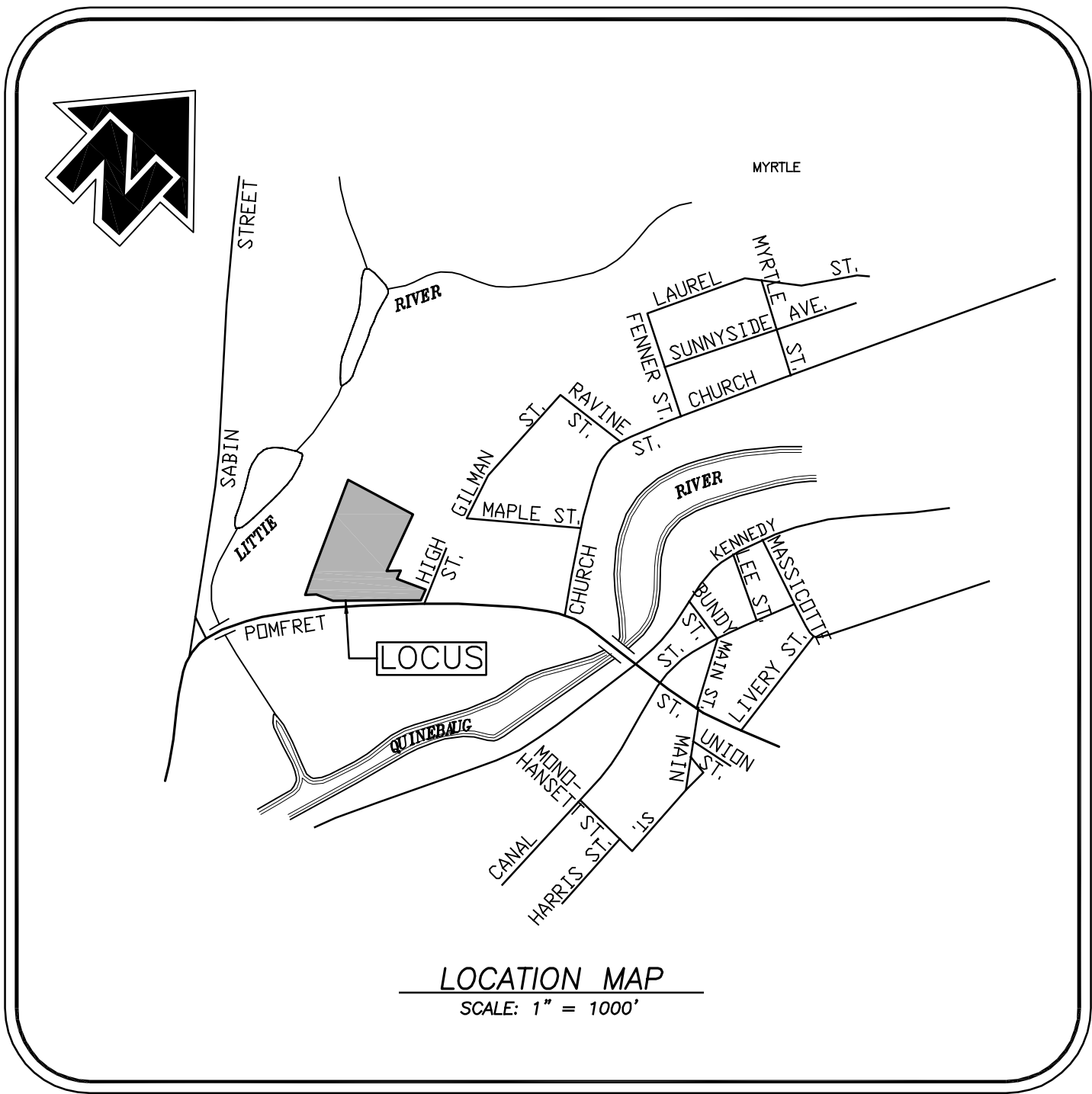
Description	Area / Units	Assessment
Fireplace	1	\$2,700
Sub Areas		
<u>Description</u>	<u>Living Area</u>	<u>Gross Area</u>
First Floor	1260	1260
Expansion Attic Finished	554	1008
Open Porch	0	90
Basement, Unfinished	0	1008
	0	208
	0	252

PROPOSED DEALERSHIP IMPROVEMENTS

139 POMFRET STREET (ROUTE 44)
PUTNAM, CONNECTICUT

PREPARED FOR:
VACHON PUTNAM, LLC

LEGEND	
○	IRON PIN FOUND
□ CHD PNT	CHD MONUMENT POINT
+	SIGN
⊙ LP	LIGHT POLE
⊘	UTILITY POLE
○ WG	WATER GATE
○ GG	GAS GATE
⊙ HYD	FIRE HYDRANT
□ CB	CATCH BASIN
○ MH	MANHOLE
---100---	EXISTING CONTOURS
—#—	INLAND WETLANDS FLAG
○○○○○○	STONE WALL



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 6
EXISTING CONDITIONS PLAN	2 OF 6
DEMOLITION PLAN	3 OF 6
SITE PLAN	4 OF 6
LIGHTING & LANDSCAPING PLAN	5 OF 6
DETAIL SHEET	6 OF 6

CONSTRUCTION NOTES

- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
- In the event that ground water or evidence thereof is encountered, sufficient dewatering equipment, shall be installed and maintained to accommodate same.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All reinforced concrete storm drainage pipes shall have gasketed rubber joints.
- All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
- The location of existing utilities is shown for informational purposes only. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
10/11/2022	FINAL PLAN REVIEW
11/04/2022	PER IWWC REQUEST
12/13/2022	ADDED ADDRESSES

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

CHAIRMAN / SECRETARY

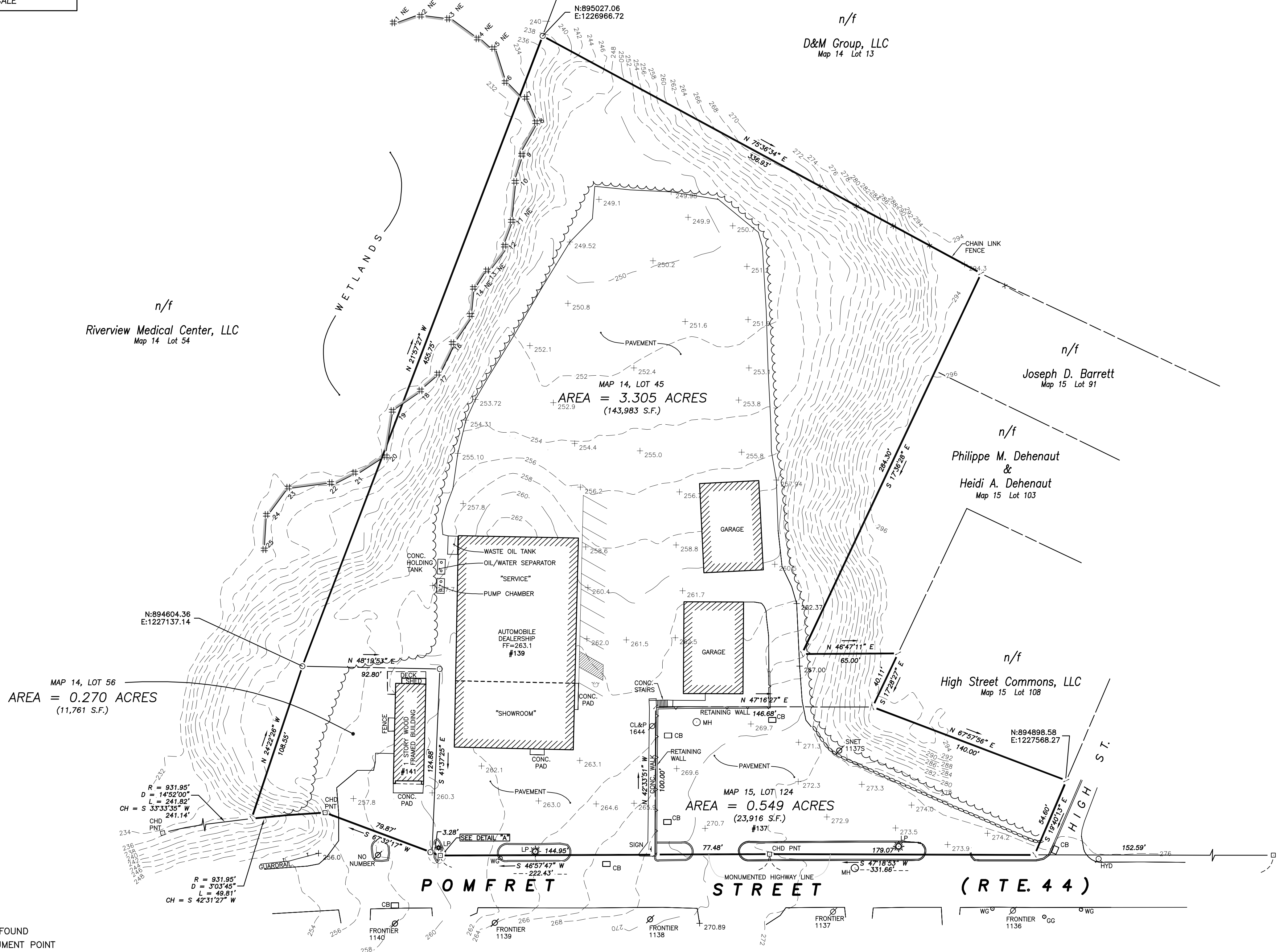
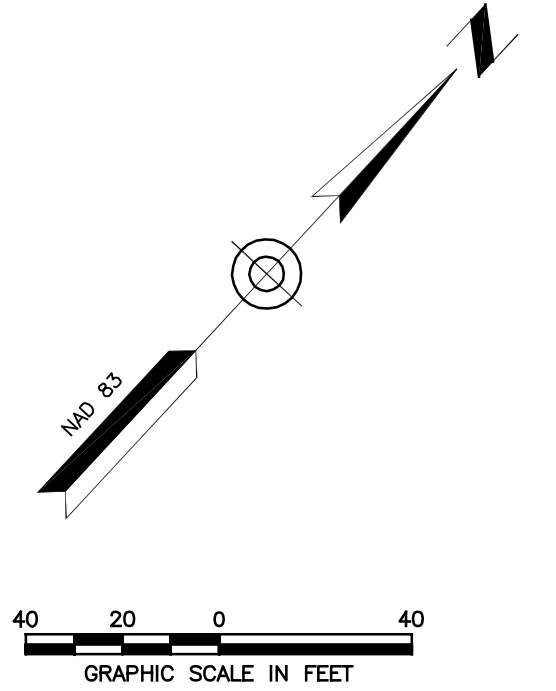
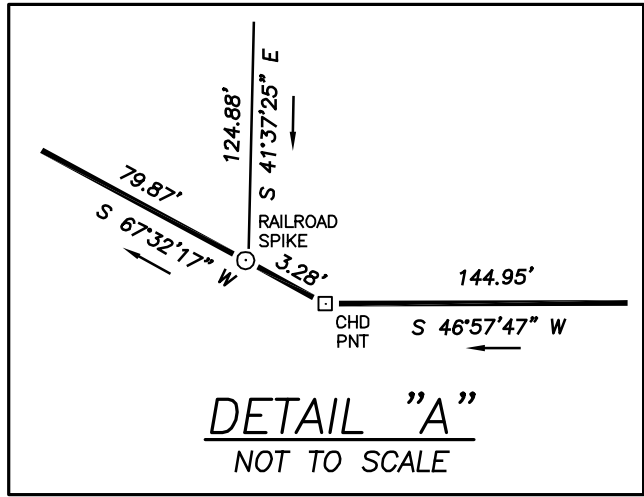
DATE

ZONING ENFORCEMENT OFFICER

DATE

May 26, 2022

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended to October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category: Dependent Resurvey
- Zone = HC.
- Owner of record: Vachon Putnam, LLC.
139 Pomfret Street, Putnam, CT 06260
See Volume 836, Page 1057
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 090194 Panel 0002B Effective Date: October 18, 1988.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on March 2022.

MAP REFERENCES:

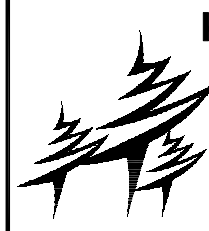
- "Connecticut State Hight Department - Right of way map - Town of Putnam - Pomfret & Front Streets From Little River Easterly to South Main Street - Route U.S. 44 - Scale: 1" = 40' - Date: March 31, 1939 - Sheet 1 of 2. On file in the Putnam Land Records as Map #15044.
- "Subdivision of Land - Prepared for - The Daughters of the Holy Spirit, Incorporated - Church St, Fenner St, Gilman St, & Ravine St. - Putnam, Connecticut - Scale: 1" = 40' - Date: September 23, 1988 - Sheet 3 of 3 - Prepared by: Albert L. Fitzback, LLS". On file in the Putnam Land Records as Map #981.
- "Site Plan - Prepared for - George T. Bordua & William J. Espinosa Jr. Pomfret Street (Route 44) & Sabin St. - Putnam, Connecticut - Scale: 1" = 40' - Date: February 13, 1992 - Sheet 1 of 1 - Prepared by: Albert L. Fitzback, LLS". On file in the Putnam Land Records as Map #1265.

DATE	DESCRIPTION
11/13/2022	ADDED ADDRESSES
11/04/2022	PER INWC REQUEST
10/11/2022	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

IMPROVEMENT LOCATION SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR

VACHON PUTNAM, LLC

139 POMFRET STREET (ROUTE 44)
PUTNAM, CONNECTICUT



Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 05/26/2022	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 2 OF 6	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 22028

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

LEGEND

- IRON PIN FOUND
- CHD MONUMENT POINT
- SIGN
- LIGHT POLE
- UTILITY POLE
- WATER GATE
- GAS GATE
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- EXISTING CONTOURS
- INLAND WETLANDS FLAG
- STONE WALL

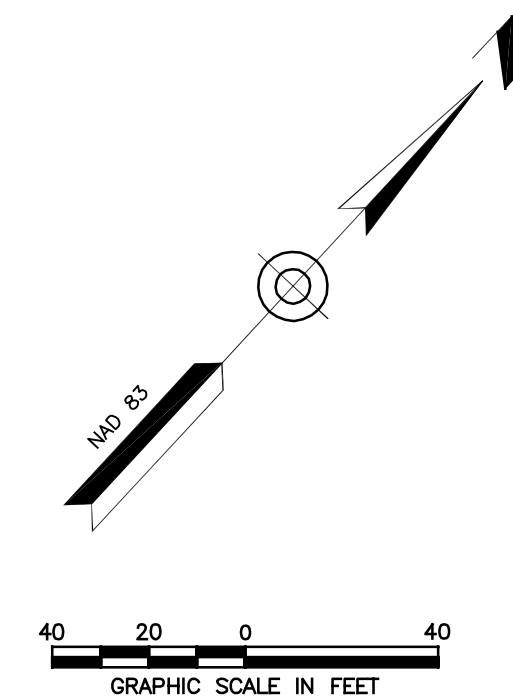
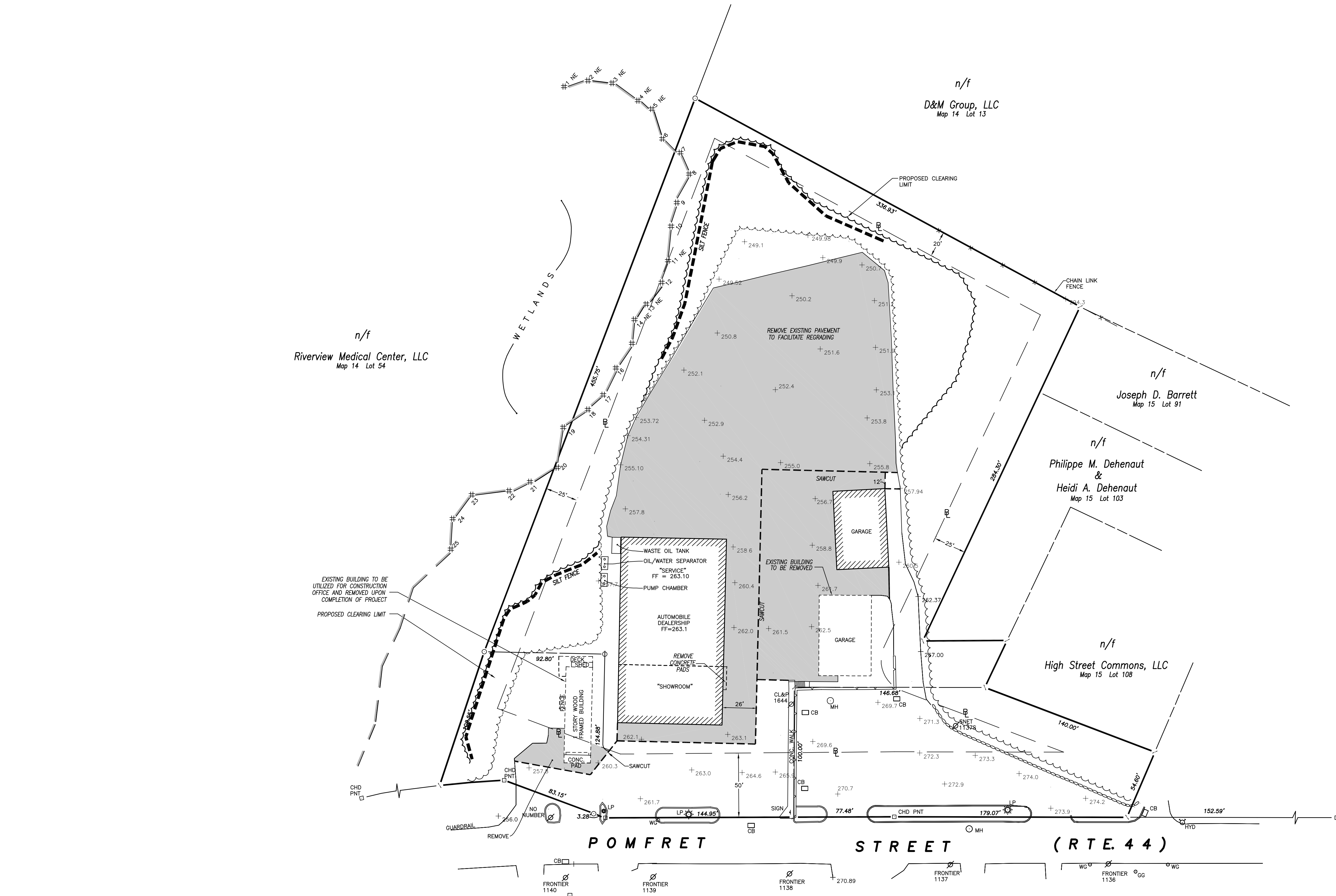
APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

K:\22028\Drawings\22028_03_03\DWG.dwg Dec 14, 2022 10:08 AM



LEGEND

- IRON PIN FOUND
- CHD MONUMENT POINT
- 4 SIGN
- ⊙ LP LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ WG WATER GATE
- ⊙ GG GAS GATE
- ⊙ HYD FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- 100 --- EXISTING CONTOURS
- #--- INLAND WETLANDS FLAG
- B--- BUILDING SETBACK LINE
- STONE WALL

APPROVED BY THE TOWN OF PUTNAM INLAND
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ZONING ENFORCEMENT OFFICER DATE

DATE	DESCRIPTION
12/13/2022	ADDED ADDRESSES
11/04/2022	PER IWWC REQUEST
10/11/2022	FINAL PLAN REVIEW

DEMOLITION PLAN

PREPARED FOR

VACHON PUTNAM, LLC

139 POMFRET STREET (ROUTE 44)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 05/26/2022	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 3 OF 6	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 22028

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834

DATE

PARKING REQUIREMENTS - AUTOMOBILE SALES & SERVICE	
PER SECTION VI-1 OF THE PUTNAM ZONING REGULATIONS, NUMBER OF PARKING SPACES SHALL BE AS DETERMINED BY THE COMMISSION	
12 SERVICE BAYS X 2 SPACES PER BAY = 24 SPACES	
20 EMPLOYEES (MAXIMUM) = 20 SPACES	
9 CUSTOMER SPACES PROVIDED = 9 SPACES	
53 SPACES REQUIRED & PROVIDED	
2 ACCESSIBLE SPACES PROVIDED	

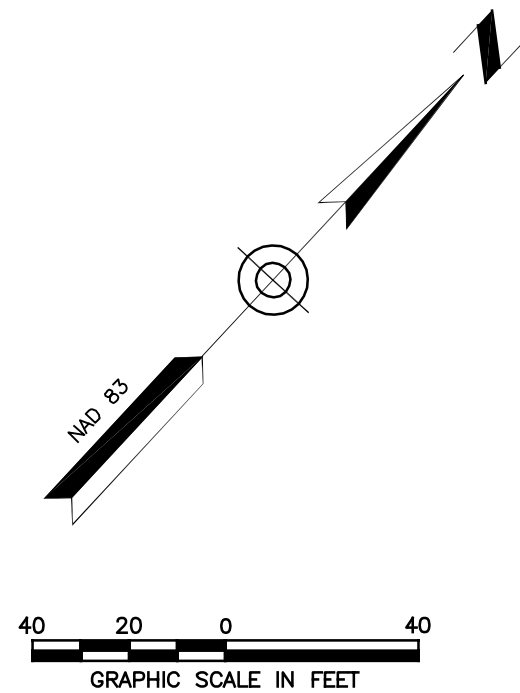
n/f
Riverview Medical Center, LLC
Map 14 Lot 54

n/f
D&M Group, LLC
Map 14 Lot 13

n/f
Joseph D. Barrett
Map 15 Lot 91

n/f
Philippe M. Dehenaut &
Heidi A. Dehenaut
Map 15 Lot 103

n/f
High Street Commons, LLC
Map 15 Lot 108



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended on October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category: Dependent Resurvey
- Zone = HC.
- Owner of record: Vachon Putnam, LLC.
139 Pomfret Street, Putnam, CT 06260
See Volume 836, Page 1057
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 090194 Panel 0002B Effective Date: October 18, 1988.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on March 2022.

MAP REFERENCES:

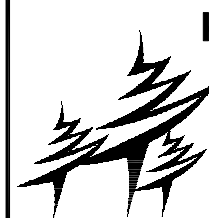
- "Connecticut State High Department - Right of way map - Town of Putnam - Pomfret & Front Streets From Little River Easterly to South Main Street - Route U.S. 44 - Scale: 1" = 40' - Date: March 31, 1939 - Sheet 1 of 2". On file in the Putnam Land Records as Map #15044.
- "Subdivision of Land - Prepared for - The Daughters of the Holy Spirit, Incorporated - Church St., Fenner St., Gilman St. & Ravine St. - Putnam, Connecticut - Scale: 1" = 40' - Date: September 23, 1988 - Sheet 3 of 3 - Prepared by: Albert L. Fitzback, LLS". On file in the Putnam Land Records as Map #981.
- "Site Plan - Prepared for - George T. Bordua & William J. Espinosa Jr. Pomfret Street (Route 44) & Sabin St. - Putnam, Connecticut - Scale: 1" = 40' - Date: February 13, 1992 - Sheet 1 of 1 - Prepared by: Albert L. Fitzback, LLS". On file in the Putnam Land Records as Map #1265.

DATE	DESCRIPTION
12/13/2022	ADDED ADDRESSES
11/04/2022	PER IWWC REQUEST
10/11/2022	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

SITE PLAN
PREPARED FOR

VACHON PUTNAM, LLC

139 POMFRET STREET (ROUTE 44)
PUTNAM, CONNECTICUT



Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 05/26/2022	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 4 OF 6	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 22028

LEGEND	
○	IRON PIN FOUND
□	CHD MONUMENT POINT
+	SIGN
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	WATER GATE
⊙	GAS GATE
⊙	FIRE HYDRANT
⊙	CATCH BASIN
○	MANHOLE
---	EXISTING CONTOURS
---	INLAND WETLANDS FLAG
---	BUILDING SETBACK LINE
---	STONE WALL

APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER _____ DATE _____

THIS SKETCH IS AN ACCURATE LOCATION
OF THE PROPOSED LICENSE AREA

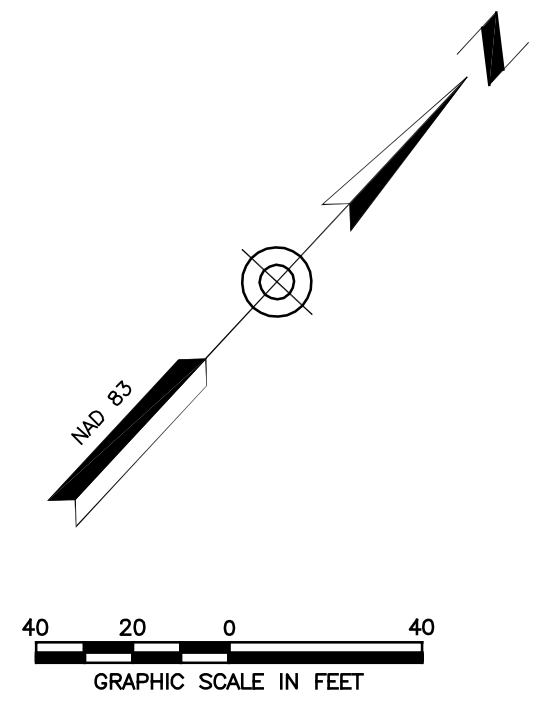
APPLICANT _____ DATE _____

THE SITE PLAN OF THIS LOCATION HAS BEEN REVIEWED
AND REPRESENTS THE APPROVED LOCATION.

CHAIRMAN _____ DATE _____

NORMAND E. THIBEAULT, JR., P.E. _____ DATE _____
LIC #PEN 0022834

K:\22028\Drawings\22028_05_LIGHTING & LANDSCAPING PLAN.dwg Dec 14, 2022 - 10:07 AM



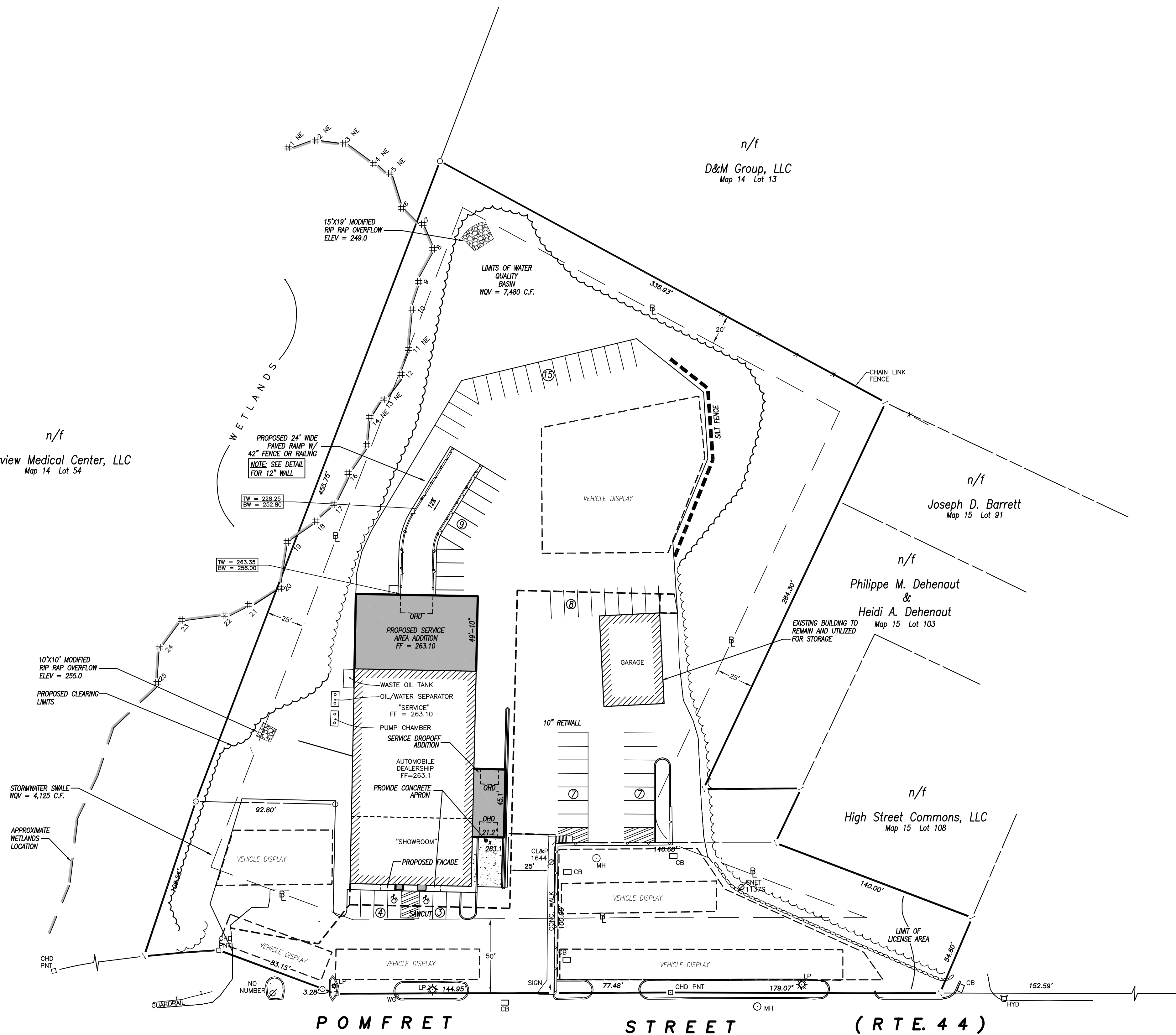
n/f
Riverview Medical Center, LLC
Map 14 Lot 54

n/f
D&M Group, LLC
Map 14 Lot 13

n/f
Joseph D. Barrett
Map 15 Lot 91

n/f
Philippe M. Dehenaut &
Heidi A. Dehenaut
Map 15 Lot 103

n/f
High Street Commons, LLC
Map 15 Lot 108



LEGEND

- IRON PIN FOUND
- CHD PNT CHD MONUMENT POINT
- ↑ SIGN
- ⊙ LP LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ WG WATER GATE
- ⊙ GG GAS GATE
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APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER _____ DATE _____

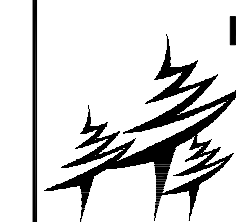
DATE	DESCRIPTION
12/13/2022	ADDED ADDRESSES
11/04/2022	PER IWWC REQUEST
10/11/2022	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

LIGHTING & LANDSCAPING PLAN

PREPARED FOR

VACHON PUTNAM, LLC

139 POMFRET STREET (ROUTE 44)
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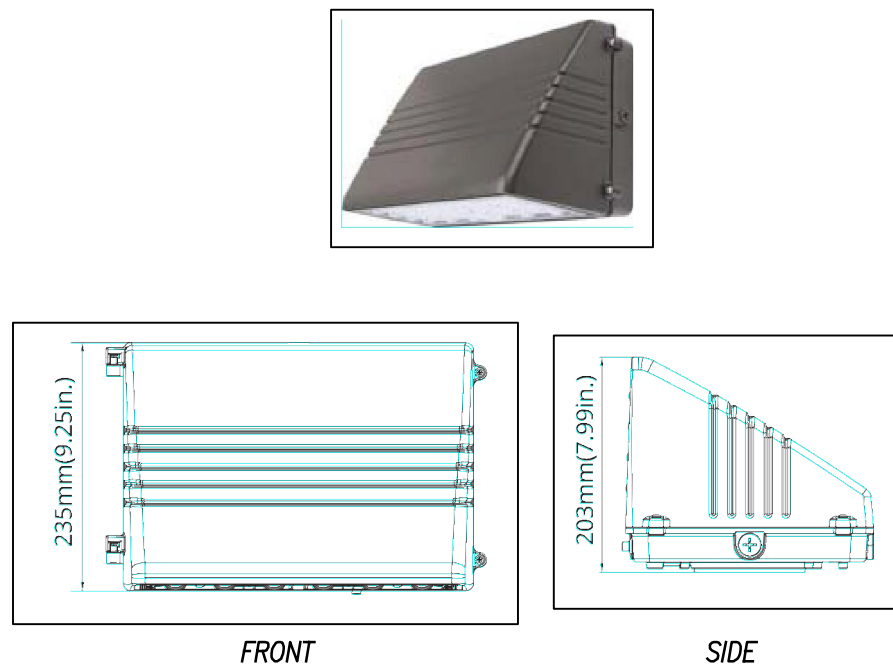
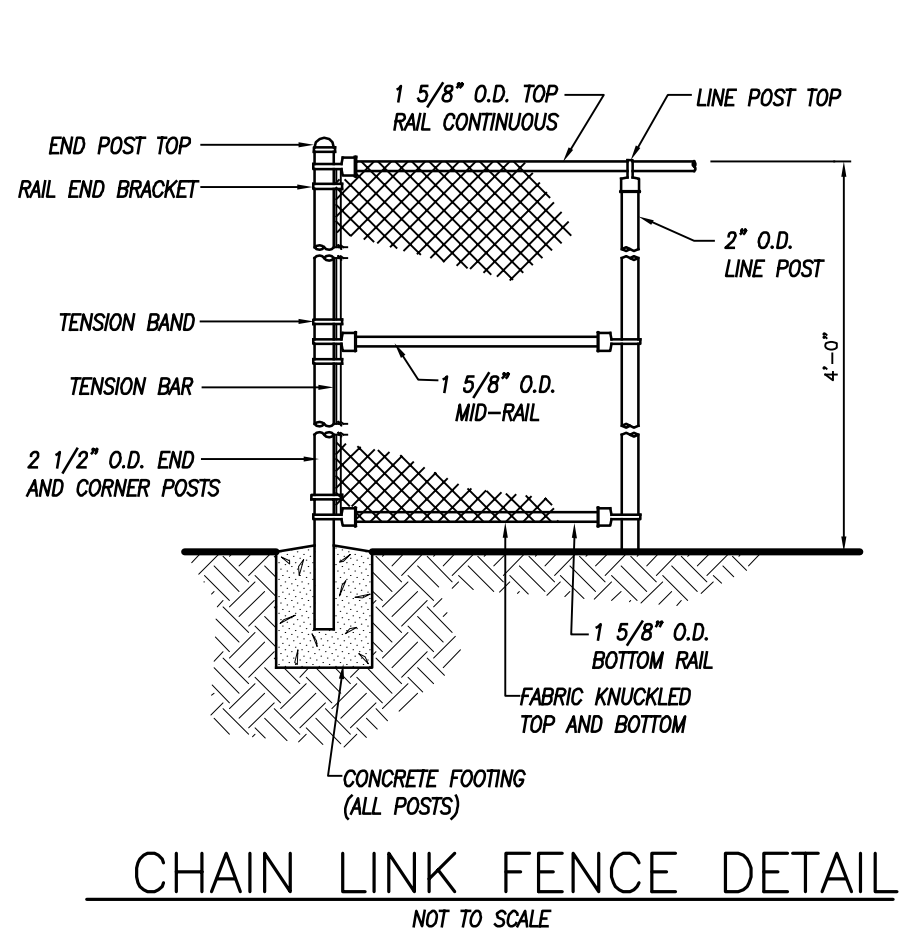
DATE: 05/26/2022	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 5 OF 6	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 22028

NORMAND E. THIBEAULT, JR., P.E. _____ DATE _____
LIC #PEN 0022834

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water for extended periods. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

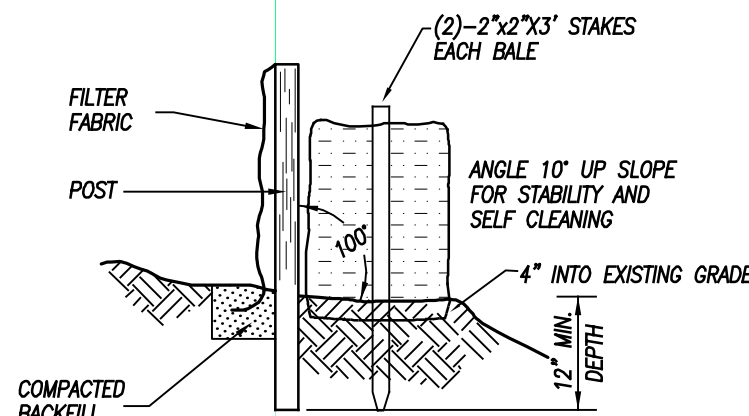
SPECIES: Riverbank Wild Rye (*Elymus riparius*), Creeping Red Fescue (*Festuca rubra*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardi*), Switch Grass (*Panicum virgatum*), Upland Bentgrass (*Agrostis perennans*), Nodding Bur Marigold (*Bidens cernua*), Hollow-Stem Joe Pye Weed (*Eupatorium fistulosum*/Eutrochium fistulosum), New England Aster (*Aster novae-angliae*), Boneset (*Eupatorium perfoliatum*), Blue Vervain (*Verbena hastata*), Soft Rush (*Juncus effusus*), Wool Grass (*Scirpus cyperinus*).</P>



BUILDING MOUNTED LIGHT
FULL CUTOFF WALL PACK

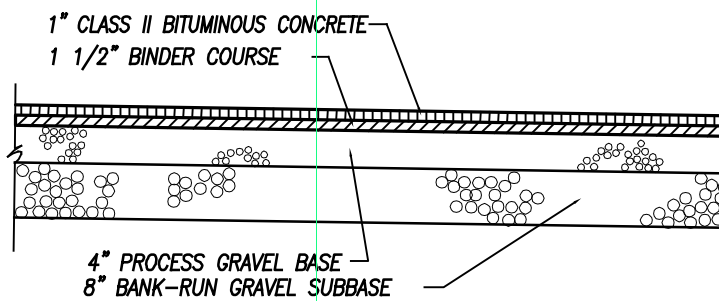
NOT TO SCALE

- DESIGN SPECS:
- FULL CUTOFF DESIGN
 - LED LIGHT WITH 6,300 LUMENS
 - LIGHT SHALL BE POSITIONED TO PREVENT LIGHT AND GLARE FROM SPILLING ONTO ADJACENT PROPERTY



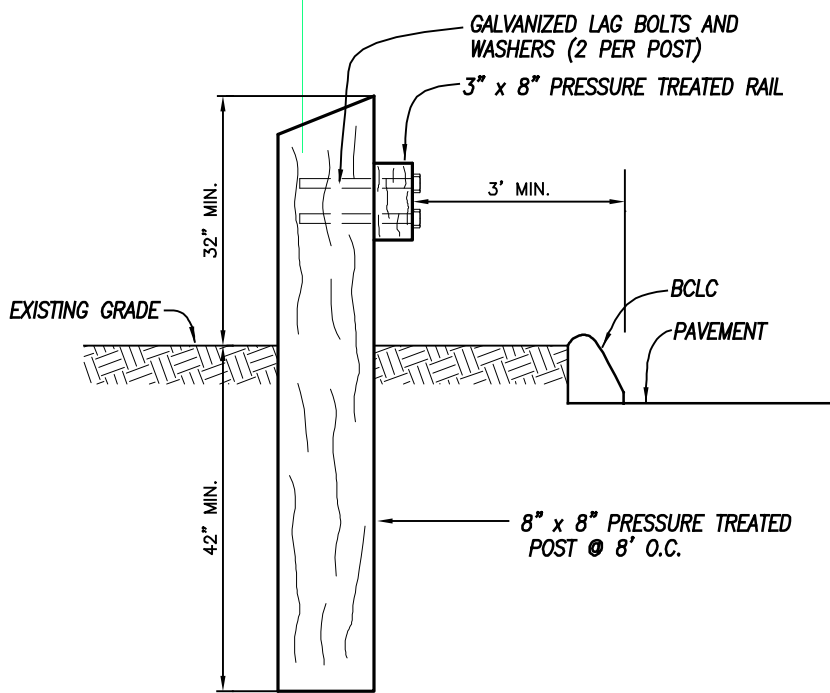
SILT FENCE - BACKED
WITH HAYBALES

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



WOOD GUIDE RAIL

NOT TO SCALE

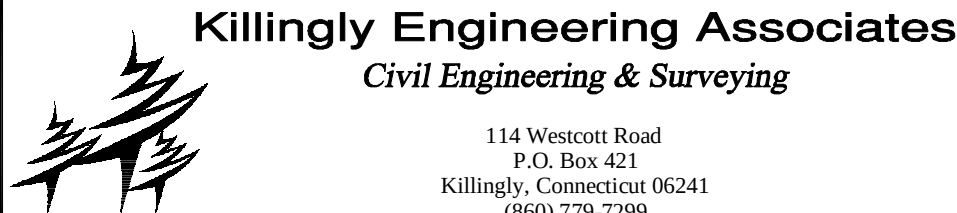
10/11/2022	FINAL PLAN REVIEW
DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET

PREPARED FOR

VACHON PUTNAM, LLC

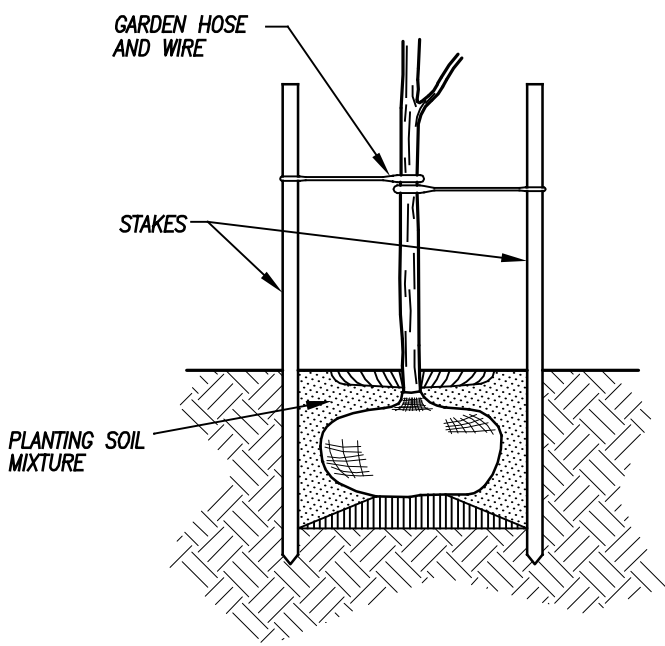
139 POMFRET STREET (ROUTE 44)
PUTNAM, CONNECTICUT



DATE: 05/26/2022	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 6 OF 6	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 22028

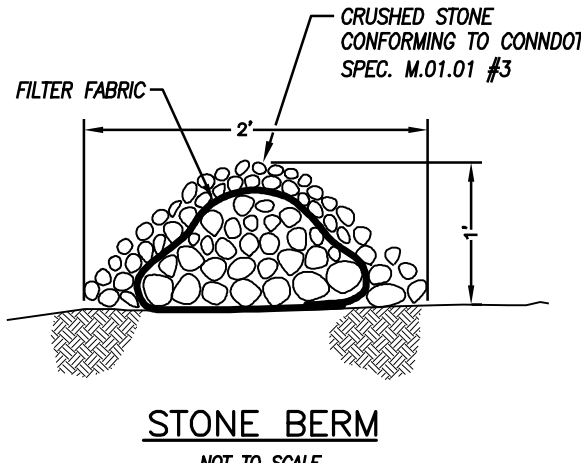
NOTES:

1. PROVIDE A MINIMUM OF 8" OF COMPACTED CRUSHED STONE BENEATH FOOTINGS.
2. PORTLAND CEMENT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION M03.01 OF FOR CTDOT FORM 818 FOR CLASS "F" CONCRETE, 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
3. STEEL BAR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 615 AND SHALL BE DEFORMED GRADE 60.
4. WALLS SHALL BE BACKFILLED WITH FREE DRAINING MATERIAL MEETING THE REQUIREMENTS OF M02.05 OF CTDOT FORM 818 FOR PERVIOUS STRUCTURE BACKFILL.
5. PROVIDE PROTECTIVE RAILING OR CHAIN LINK FENCE ON TOP OF WALL, 42" MINIMUM HEIGHT.



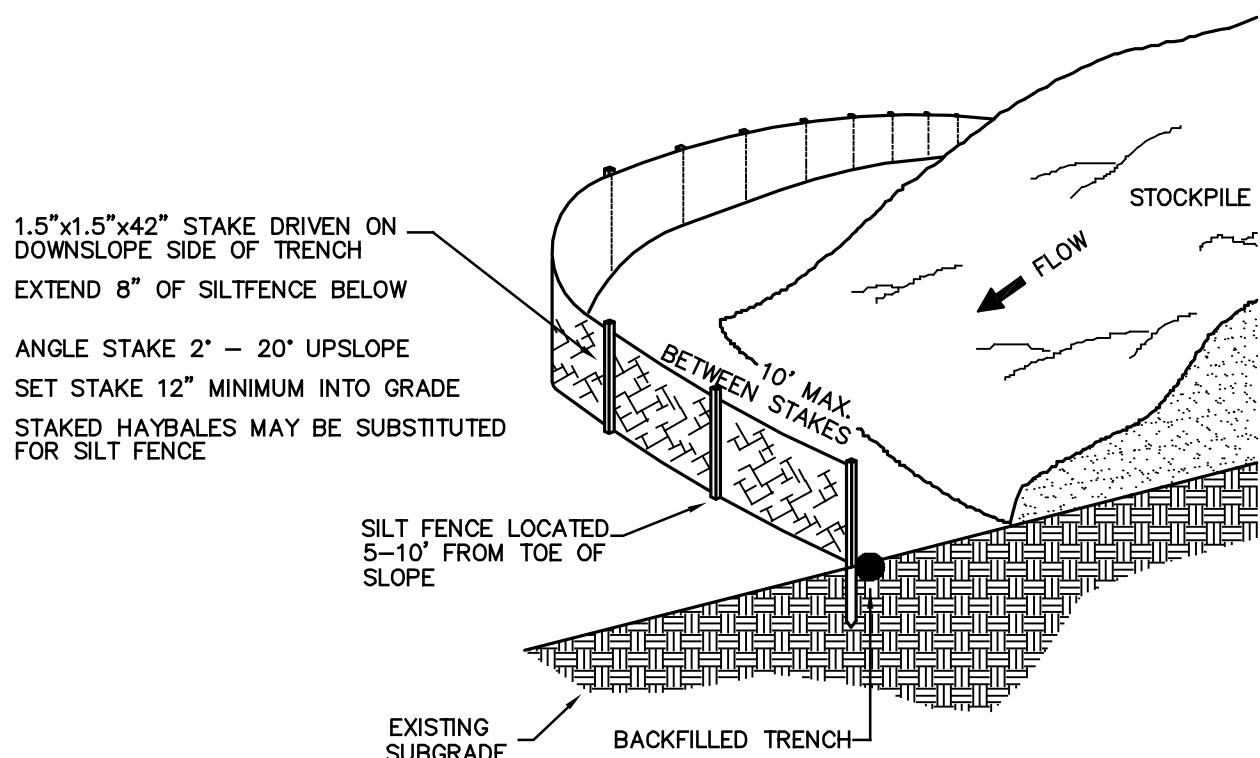
PLANTING CROSS SECTION
FOR TREES UNDER 20'

NOT TO SCALE



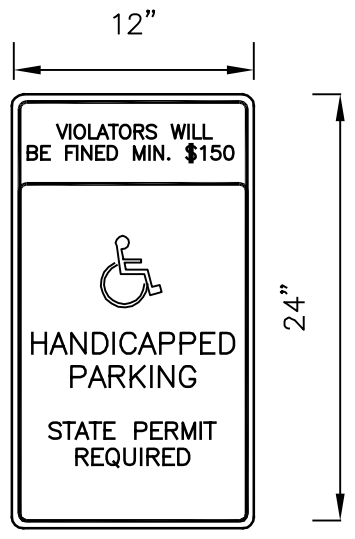
STONE BERM

NOT TO SCALE



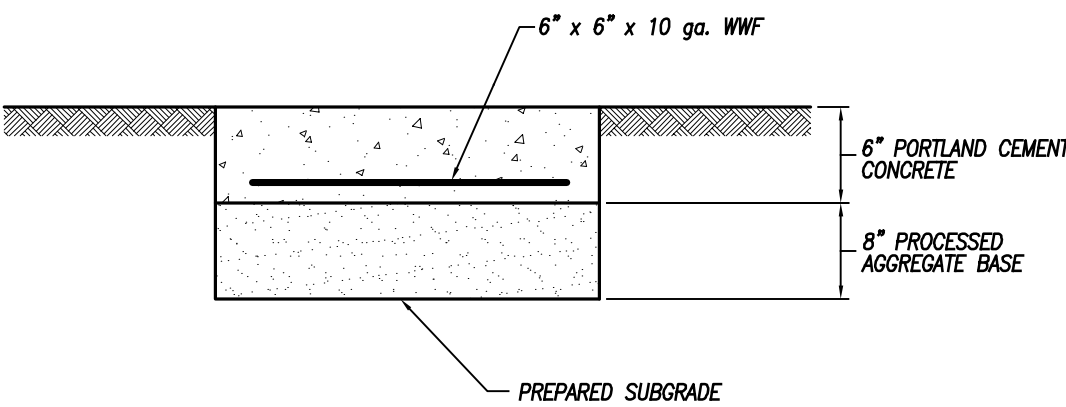
SILT FENCE @ TOE OF SLOPE APPLICATION

NOT TO SCALE



HANDICAP PARKING SIGN DETAIL

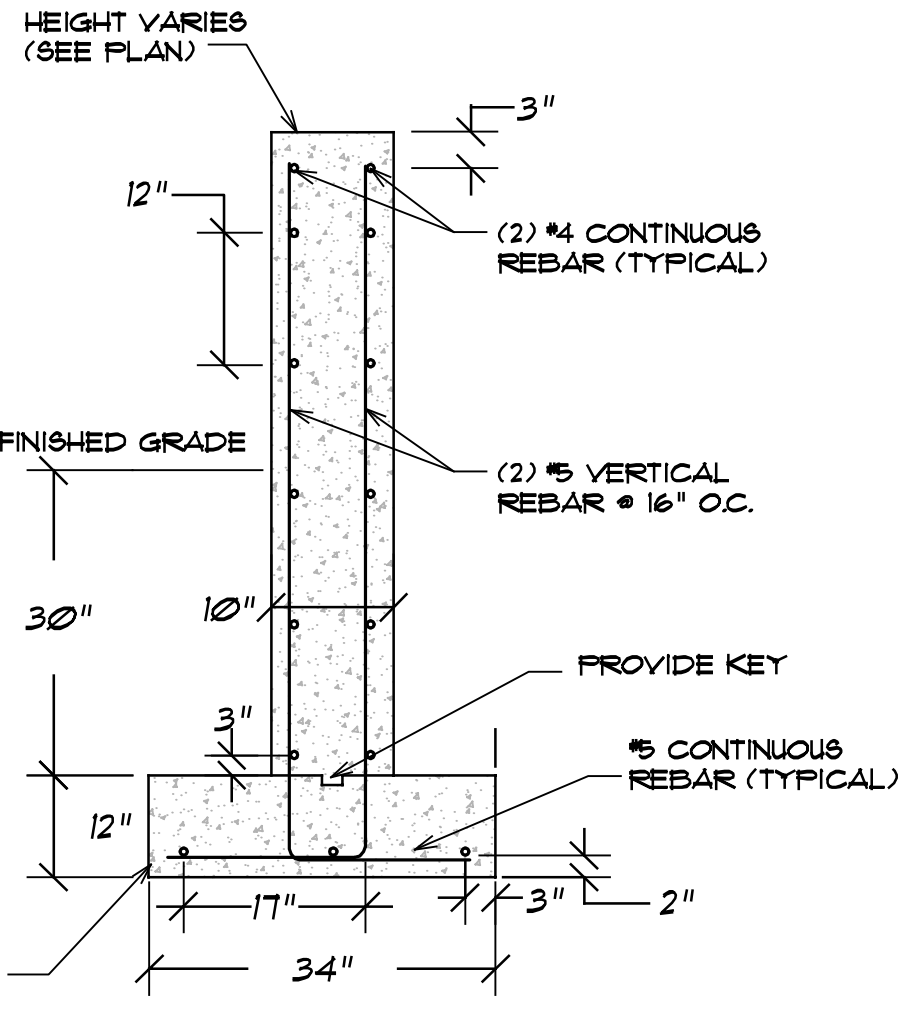
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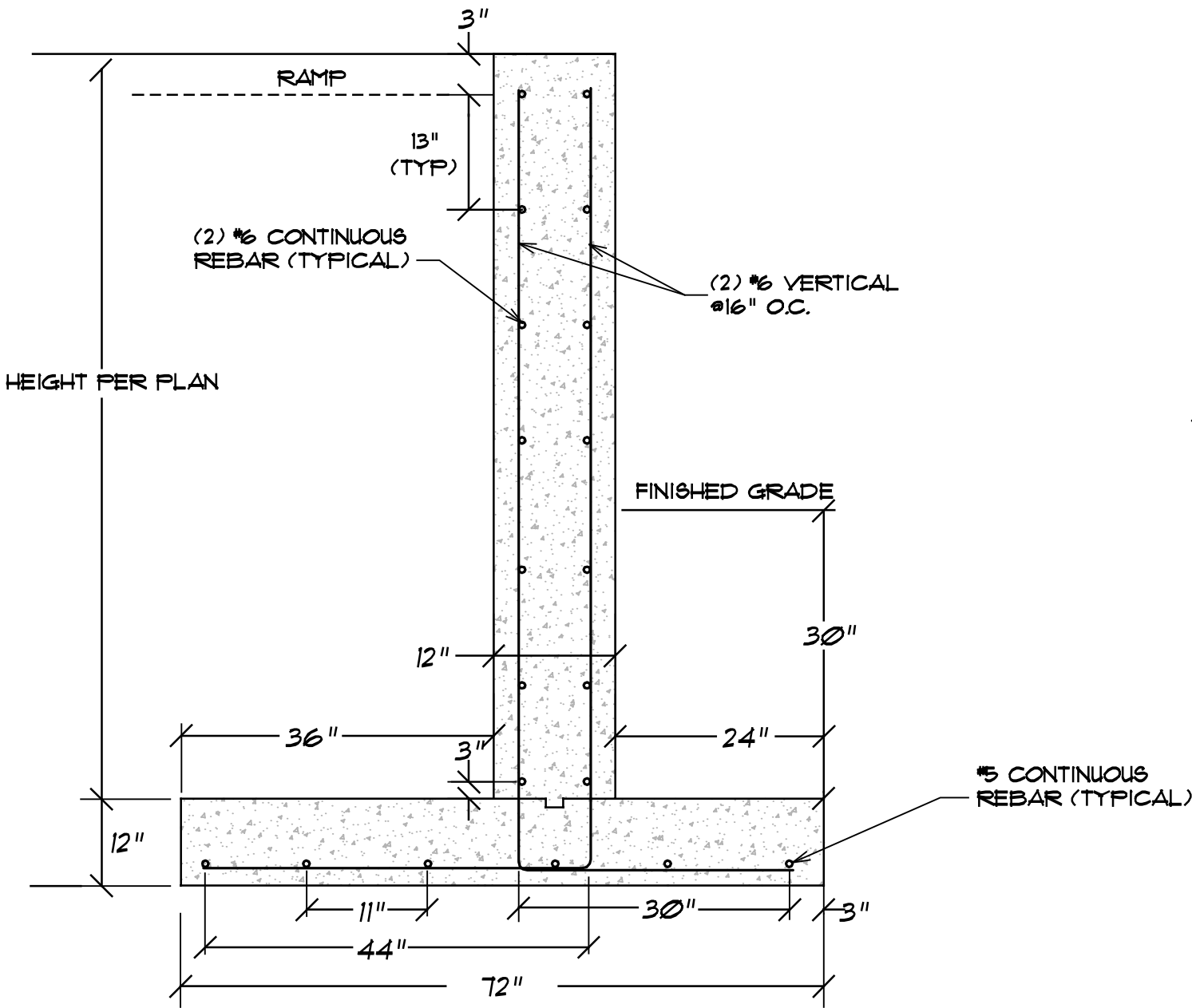
SECTION THRU CONCRETE PAD

NOT TO SCALE

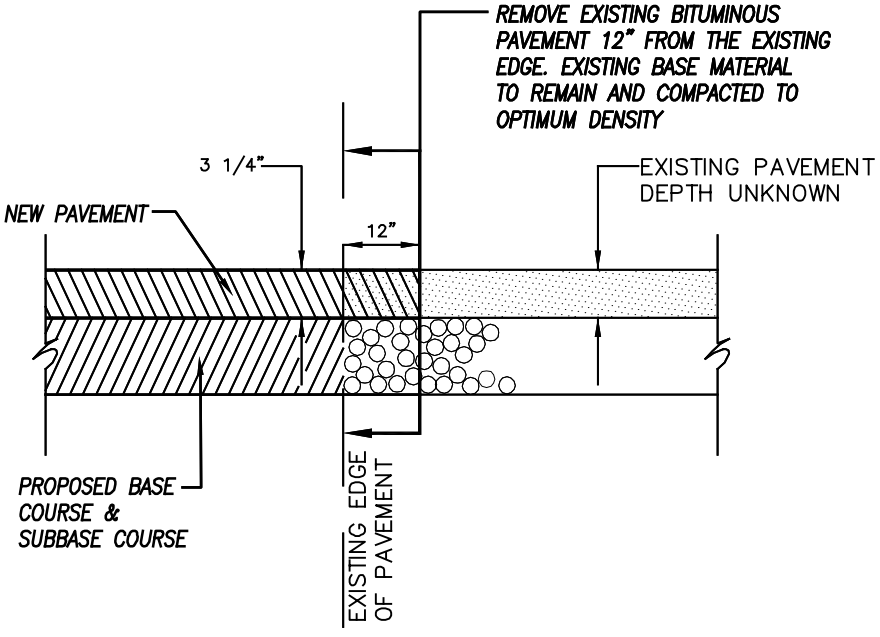
NORMAND E. THIBEAULT, JR., P.E. LIC #PEN 0022834	DATE
---	------



10" WALL DETAIL
NOT TO SCALE



12" WALL DETAIL
NOT TO SCALE



1. SAW CUT PAVEMENT WITH POWER DRIVEN SAW 12" FROM THE EXISTING EDGE. SAW CUT TO BE PERPENDICULAR TO THE EXISTING SURFACE.
2. REMOVE ENTIRE WIDTH OF PAVEMENT.
3. CLEAN JOINT WITH COMPRESSED AIR HAVING A MINIMUM RATED CAPACITY OF 90 PSI.
4. APPLY TACK COAT TO THE SAW CUT EDGE AND MATCH THIS EDGE WITH THE PROPOSED EDGE.

TYPICAL CROSS SECTION FOR MATCHING
EXISTING AND PROPOSED PAVEMENT

NOT TO SCALE

APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

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ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE