

Zoning Commission Hybrid Meeting

January 18, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 2nd Floor

200 School Street

Putnam, CT 06260

Join Zoom Meeting

<https://us06web.zoom.us/j/85172324286?pwd=WnkxR2Q5Z3JyRFNDWkw3S1FFdDNnUT09>

Meeting ID: 851 7232 4286

Passcode: 38cxpH

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 851 7232 4286

Passcode: 495382

Zoning Commission Hybrid Meeting
January 18, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Public hearing on Docket # 2023-01 Melissa Buckheit request for a Home Occupation permit to conduct an orthopedic and sports massage therapy business. Property located at 229 Liberty Highway, Town Assessors Map 039, Lot 003, Zoned R-40. VOTE REQUIRED

Agenda:

Regular Meeting:

Review the minutes of the November 16, 2023 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2023-01 Melissa Buckheit – 229 Liberty Highway – Home Occupation – Massage Therapy

Other Business: VOTE REQUIRED

Election of Officers

Accepting of New Applications for public hearing on February 15, 2023 if applicable.

Adjournment.

Zoning Commission Hybrid Meeting Minutes
November 16, 2022 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Elizabeth Thompson, Douglas Taylor, Peter McMorris

Absent: Nick Huston

Opened public hearing on Docket # 2202-06 Town of Putnam Zoning Commission will hold a public hearing in order to decide whether or not to opt out of the provision of Public Act 21-29 that allows as-of-right detached accessory dwelling units on lots with single family homes. Discussion was held by the Commission regarding the current provisions for accessory dwelling units in the existing Zoning Regulations. A brief discussion was held regarding the zones and lot sizes as they vary throughout the town and not all zones would meet the setback criteria for the placement of an accessory dwelling unit.

Motion by Elizabeth Thompson to close the public hearing., second by Douglas Taylor. ALL WERE IN FAVOR

Agenda:

Regular Meeting:

Review the minutes of the October 19, 2022 meeting.

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

Correspondence: None

New Business:

Docket # 2022-06 Town of Putnam Zoning Commission – Public Act 21-29 - Option

Motion by Elizabeth Thompson to opt out to review the existing regulations to determine in what other zones it would be feasible, second by Douglas Taylor. ALL WERE IN FAVOR

Other Business:

Motion by Elizabeth Thompson to add the meeting schedule for 2023 to the agenda, second by Douglas Taylor. ALL WERE IN FAVOR

Motion by Douglas Taylor to keep the meetings on the third Wednesday of the month at 7:00 P.M., second by Peter McMorris. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing on December 21, 2022 if applicable. None

Motion by Elizabeth Thompson to adjourn at 7:19 P.M., second by Douglas Taylor. 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.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

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

Docket No. 2023-01

Date 20 December 2022

Fee: 160.00

Amount

Check No.

By #507

- 1.) Name of Applicant: Melissa Buchheit (Dodge)
 Address & Telephone No. 229 Liberty Hwy Putnam CT 06269
 2.) Owner of Land Ernest Dodge + Melissa Buchheit
 Address 229 Liberty Hwy Putnam CT 06269
 3.) Location of Property 229 Liberty Hwy Zone R 40
 Street or Road
 Assessor's Map No. 039 Lot No. 003

- 4.) 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.

I am requesting a Customary Home Occupation Special Permit (Section 706, pt 37 of Town of Putnam, CT Zoning Reg) to operate a sole proprietorship small business of Orthopedic + Sports Massage Therapy in an adjacent building on the property at 229 Liberty Hwy owned by my husband + I. I have been an Orthopedic Therapist for 15 years + am currently licensed in CT + RI. I am the only employee. The business (previously mobile) is called Atlantic Orthopedic Massage + Integrative Bodywork. The space

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

Signature of Applicant

Date

Date Accepted

Date Rejected

Signature of Chairman

in the adjacent "56Hbox" building
meets building codes for PT + orthopedic
massage. The space to be used is
325 sq. ft or less, had an outside
entrance x a compost bathroom
on site. I will be using the space
approx. 2 days a week or less.
We have a large driveway +
all patients / clients will
park out of the view of the street
on gravel additional driveway.
I will not be working with more
than one client at a time,
and no more than one car will
be parked at a time (x groups).
I am a professional in my
field but can no longer
do mobile massage due to
COND + being pregnant.
Thank you.

