

Zoning Commission Hybrid Meeting

March 15, 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/82220210977?pwd=QnY0c2Zza0wxb0kyV1V4NGcrL2YwQT09>

Meeting ID: 822 2021 0977

Passcode: hikNa7

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 822 2021 0977

Passcode: 695932



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

Zoning Commission Hybrid Meeting

March 15, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street

Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2023-02 Putnam Plaza LLC, request for the retail sales of cannabis. The applicant has requested waivers of Section 113 "Zoning Permit Application Process and Requirements" Paragraph C, subsection 5. Waivers, Paragraph D, Exemptions 1. a,b,c, and Section 114 "Special Permits" Paragraph C Applications subsection 1.-a,b,c,e,f,g,h,i,j, and 2.-a,b. Section 114 Paragraph D Waiver of Certain Requirements for Special Permits subsection 1. Property located at 97 Providence Pike, Town Assessors Map 026, 055, Zoned Highway Commercial.

Public hearing on Docket # 2023-03 Cory Hoover's request for a Special Permit in accordance with the Town of Putnam Zoning Regulations. Section 304 "Schedule of Uses and Districts" and Section 413 "Horse and Pony Farms, Riding Academies or Boarding Stables" for a horseback riding program. The owner presently owns six horses. Property located at 69 Heritage Road, Town Assessors Map 038, Lot 004, Zoned R-40.

Regular Meeting:

Review the minutes of the January 15, 2023, meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2023-02 Putnam Plaza LLC, - 97 Providence Pike – Special Permit - Retail sales of cannabis

Docket # 2023-03 Cory Hoover – 69 Heritage Road - Special Permit- Horse and Pony Farms, Riding Academies or Boarding Stables" for a horseback riding program.

Other Business: VOTE REQUIRED

Carly Deluca-Presentation of Draft Affordable Housing Plan

Edward & Carol Artiaco – Storage of Manure

Accepting of New Applications for public hearing on April 19, 2023, if applicable.

Adjournment.

Zoning Commission Hybrid Meeting Minutes
January 18, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor

Present: Patricia Hedenberg-Chairman, Liz Thompson, Nick Huston, Doug Taylor, Lisa-Jean Clifford

Opened 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. Melissa Buckheit explained she would be working one or two days a week having a couple of clients a day with an hour session and an hour in between clients. Thursday would consist of two hours sessions. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Agenda:

Regular Meeting:

Review the minutes of the November 16, 2023 meeting.

Motion by Nick Huston to accept the minutes as presented, second by Douglas Taylor. Lisa-Jean Clifford abstained as she was not a member. All the remaining members voted in favor.

Correspondence:

New Business:

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

Motion by Nick Huston to approve, second by Liz Thompson. ALL WERE IN FAVOR

Other Business:

Election of Officers:

Motion by Nick Huston nominate Patricia Hedenberg as Chairman, second by Liz Thompson.
ALL WERE IN FAVOR.

Motion by Nick Huston to nominate Liz Thompson as Vice -Chairman, second by Patricia Hedenberg. ALL WERE IN FAVOR.

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

An application was recently received prior to the meeting. If the application is complete it will be going to public hearing on February 15, 2023.

Motion by Nick Huston to adjourn, second by Douglas Taylor. ALL WERE IN FAVOR

Respectfully submitted by Brenda Roy.

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

Brenda Roy

From: carolartiacco <carolartiacco@gmail.com>
Sent: Thursday, March 9, 2023 5:59 PM
To: Brenda Roy
Subject: Request to be placed on agenda at Zoning Board meeting on March 15, 2023

We would like to be placed on the agenda on March 15, 2023. This is our concern.

Manure/animal waste being improperly stored at 727 Providence Pike. This is negatively affecting our quality of life and property value.

Thank you,
Edward and Carol Artiaco
271 East Putnam Road
Putnam, CT

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Brenda Roy <brenda.roy@putnamct.us>
Date: 3/9/23 4:46 PM (GMT-05:00)
To: carolartiacco <carolartiacco@gmail.com>
Cc: Pat Hedenberg <phedenberg2@gmail.com>, Chad Sessums <Chad.Sessums@putnamct.us>
Subject: RE: Manure piles at 727 Providence Pike

Hi Carol,

I forwarded your message to the Building Official/Z.E.O., your concerns listed below are under the jurisdiction of the Department of Health. The use of the property located at 727 Providence Pike is permitted as of right in an AG-2 Zone as determined by the Zoning Commission Chairman under Table III-1 – Schedule of Uses and Districts, livestock keeping and the definition of Agriculture in the Zoning Regulations. I can certainly place you on the Zoning Commission Agenda. Please supply me via email a request to be placed on the Zoning Commission agenda along with you and your husband's concerns. Please submit it to me no later than 10:00 A.M. on Friday March 10th before the agenda is printed so I can be sure to add you on. Thank you, Brenda.

From: carolartiacco <carolartiacco@gmail.com>
Sent: Thursday, March 9, 2023 12:41 PM
To: Brenda Roy <brenda.roy@putnamct.us>
Subject: Manure piles at 727 Providence Pike

Hi Brenda,

Attached picture was taken a couple of weeks ago. The manure pile you see in the middle of the picture is now larger than that.

If it were a compost pile it would be covered and in a dry location. It is not!!! This is an improperly dumped pile of poop not covered and in a wet location.

Last summer and fall we were invaded by flies, offensive odors, and rodents coming from that pile.

I have complained twice to NDDH but no action has been taken.

Someone needs to go to that property to stop the improper dumping of animal waste. Spring is coming and the issues with odors, flies, and rodents is going to start again. And what be happening to the wells from that manure pile runoff?!

We would like to come to a zoning meeting to express our concerns.

Please let me know that you received this email.

Thanks,

Carol Artiaco

Sent from my Verizon, Samsung Galaxy smartphone





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. 2023-02

Date 1-9-2023

Fee: 160.00 250.33

Amount Check No.

1.) Name of Applicant: Putnam Plaza, LLC
Address & Telephone No. 93 N. Main St. West Hartford, CT 06107
(860) 729-6812

2.) Owner of Land
Address SAME

3.) Location of Property 97 Providence Pike Zone HC
Street or Road

Assessor's Map No. 026-055 Lot No. 000

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.

Please see attached

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.

M. Calabro 1/6/2023
Signature of Applicant Date

Date Accepted _____
Date Rejected _____

Signature of Chairman



January 6, 2023

Town Of Putnam, CT
Zoning Department
c/o Brenda Roy
200 School Street
Putnam, CT 06260

Dear Commissioners,

Please find the attached application and supporting data necessary for a special permit for property located at 97 Providence Pike.

As required by the Town of Putnam Zoning Regulations, included are the following:

- Per Section 113 C. 1 and Section 114 C. 1: Five (5) copies of the application along with supporting documentation for paragraph 4 of the application;
- Per Section 114 C. 1: Three (3) copies of the site plan;
- Section 114 C. 1 (d): The names of all owners of record abutting or within one hundred (100) feet of the lot to which the special permit would apply;
- Per Section 713 C. 1: A letter from Steven Grasley P.E. and CEO of K2M Design confirming the proposed location is not located within 500' straight line distance of any of the uses listed nor within 1,500' of an existing cannabis facility;
- Per Section 713 E.: A map showing the properties and uses located within a 500' of the properties;
- A letter from former building inspector Lee Post relative to parking within the premises.
- Our check #25033 in the amount of \$160.00 as required for the application;

Thank you for your consideration.

Sincerely,

Mark C. D'Addabbo

Managing member

93 North Main Street
West Hartford, CT 06107

November 02, 2022

Steven
Grasley

Digitally signed
by Steven Grasley
Date: 2022.11.02
14:20:02 -04'00'



Reg. #: 30757
Reg. Exp. Date: 01/31/2023

Re: 97 Providence Pike #44, Putnam, CT 06260 - Distance Analysis

This item has been digitally signed and sealed by Steven S. Grasley, PE. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

This letter is to certify that a visual inspection has been made of all property surrounding the proposed site, 97 Providence Pike #44, Putnam, CT 06260. In accordance with the Town of Putnam, CT Zoning Regulations, we have confirmed that the proposed location is not located within 500 feet of an existing school, day care center, library, park, playground, other recreational facility, or place of worship, nor within 1,500 feet of an existing cannabis facility.

All parcel measurements have been surveyed through the Town of Putnam Property Appraiser. Zoning and property use information was determined through the Town of Putnam Property Record services. Our survey determined that there are no above-mentioned establishments within the 500-foot straight line distance of the proposed facility building to the property line of the uses specified, and no cannabis establishments within the 1,500-foot straight line distance of the front door to front door of each establishment. The closest establishments are below:

Subject Address: 97 Providence Pike #44, Putnam, CT 06260			
School/Facility Name	Address	Straight Line Distance	NOTE:
Sisters of Immaculate Conception	600 Liberty Hwy, Putnam, CT 06260	1,264 Ft	Place of Worship
Putnam Preschool & Childcare	176 Providence Pike, Putnam, CT 06260	1,949 Ft	Day Care Center
Putnam Municipal Complex	200 School St, Putnam, CT 06260	7,839 Ft	Community Center
Putnam Public Library			Library
Putnam Skatepark	155 Church St, Putnam, CT 06260	9,685 Ft	Recreational Facility
Rotary Park	190 Kennedy Dr, Putnam, CT 06260	10,063 Ft	Park
Putnam Science Academy	18 Maple St, Putnam, CT 06260	11,125 Ft	Private School, 7-12
Murphy Park – Roger Sarette Memorial Playground	1-99 Keech St, Putnam, CT 06260	11,383 Ft	Playground
Greatest Hits Cannabis Co.	35 Chase Ave, Dudley, MA 01571	42,229 Ft	Cannabis Facility

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS

Zoning of Subject and Surrounding Parcels:			
Location to Subject	Address	Zoning	Property Use
Subject	97 Providence Pike #44, Putnam, CT 06260	HC – Highway Commercial District	2-1 – Commercial
North	76 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	1-1 – 1-Family
North	88 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	1-1 – 1-Family
North	96 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	1-1 – 1-Family
North	102 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	1-1 – 1-Family
North	108 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	1-1 – 1-Family
East	117 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	5-2 – Comm Land
East	13 Fox Rd, Putnam, CT 06260	R-40 – Rural Residential District	1-1 – 1-Family
East	532 Liberty Hgwy, Putnam, CT 06260	R-40 – Rural Residential District	1-1 – 1-Family
South	510 Liberty Hgwy, Putnam, CT 06260	R-40 – Rural Residential District	1-1 – 1-Family
West	580 Hawkins Rd, Putnam, CT 06260	R-40 – Rural Residential District	6-1P – Pasture F
West	57 Providence Pike, Putnam, CT 06260	HC – Highway Commercial District	2-1 – Commercial

Best,
Steve S. Grasley, P.E.
Chief Operating Officer



January 6, 2023

Re: Special Permit Application for the retail sale of cannabis for property located at
97 Providence Pike Putnam, CT

To: Town of Putnam CT Zoning Commission
From: Putnam Plaza, LLC

Per number 4 of the attached "Application for Special Permit of Exception" please accept the following details as part of our application.

- At the Town of Putnam Special Zoning Commission Meeting held July 20th, 2022, a Public Hearing on Docket # 2022-04 was held regarding a proposed text amendment to the Town of Putnam Zoning regulations creating Section 713 entitled Cannabis Facilities for a micro cultivator, and retail sales of Cannabis by Special Permit in specific zones. A motion was unanimously approved to permit the sale of cannabis in the HC zone subject to sections A - E (inclusive) of the new Section 713.
- Section 713(C) "Qualifications" states "*That no cannabis facilities shall be located within 500 feet of the property line of any private, public or parochial school ... or within a 1,500 foot radius from any entrance to any other Cannabis Facility*". The attached study prepared by Stephen Grassley chief operating officer of K2M Design reflects the fact that this property comports with all of the Qualifications. The same 500' requirement is required in Section 708 "*Sale of Alcoholic Beverages*" which was met when the liquor store operating in the shopping center now was approved and permitted in 2012.
- Additionally, as outlined in Section 304 of the Town of Putnam Zoning Regulations "*Schedules of Uses and Districts*" within Table III-1- page 66, "*Cannabis*", the retail sale of cannabis is specifically permitted within the HC zone provided a Special Permit has been granted by the Zoning Commission. The subject property at 97 Providence Pike is zoned HC (Highway Commercial) and as such meets this requirement.

93 North Main Street
West Hartford, CT 06107

Special Permit Application
97 Providence Pike
Putnam, CT

- This subject property was constructed in 2007 and granted a building permit and Certificate of Occupancy conclusively demonstrating the applicant has met all of the regulations and requirements of permitting per the Town building and zoning departments.

Therefore, the applicant respectfully requests a waiver of the following Sections of the Putnam Town Zoning Regulations:

Section 113: Zoning Permit Application Process and Requirements:

- **Paragraph C "Application and Site Plan Requirements"**

Subsection 5: "Waivers": The elements listed within Section 113 were addressed upon initial construction of the building and since the building has already been permitted and constructed the requirements sought may be waived as they are not reasonably necessary to a proper disposition of this application.

- **Paragraph D "Exemptions"**

Subsection 1 (a-c): Since the activity does not involve the construction, erection, enlargement, removal or other modification of a principal building or structure nor will it require use of wells or subsurface disposal facilities (the building is already tied into the public water and sewer system) and so the requirements sought may be waived as they are not reasonably necessary to a proper disposition of this application.

Section 114 Special Permits:

- **Paragraph C. "Applications"**

Subsection 1. a,b,c,e,f,g,h,i,j: We request these sections be waived since the activity does not involve the construction, erection, enlargement, removal or other modification of a principal building or structure and so the requirements sought may be waived as they are not reasonably necessary to a proper disposition of this application.

Subsection 2. a and b:

A traffic study is not warranted as it has been designed for retail use and was approved for and provides the requisite parking for retail use(s). Attached is a letter dated 3/31/2011 from the then Town of Putnam Building Official Lee Post stating the parking has not been an issue at the property. The activity contemplates construction on the

interior of the building only and does not involve the construction, erection, enlargement, removal or other modification of a principal building or structure and so the requirements sought may be waived as they are not reasonably necessary to a proper disposition of this application.

Section 114 (continued)

- **Paragraph D “Waiver of Certain Requirements for Special Permits”:**

Subsection 1 specifically permits the Commission to waive any of the requirements for site plans under Section 113 if the Commission determines that the requirements sought may be waived as they are not reasonably necessary to a proper disposition of this application. As this building already exists the applicant asks that the Commission waive the requirements of Section 113.

Lastly, we are in discussions with a potential user and the new regulations appear to have been implemented with a property such as 97 Providence Pike in mind. As such, the applicant respectfully requests the Commission to grant this Special Permit as outlined in the new regulations so that we may finalize a lease with a potential tenant.



TOWN OF PUTNAM

TOWN HALL
126 CHURCH STREET
PUTNAM, CONNECTICUT 06260



March 31, 2011

Mr. Mark C. D'Addabbo
Member
Putnam TSC, LLC
c/o New England Retail Properties, Inc.
150 Hartford Avenue
Wethersfield, CT 06109

Dear Mr. D'Addabbo:

I am familiar with the Tractor Supply location at 97 Providence Pike in the Town of Putnam, CT.

The plan was designed with 60 spaces for Tractor Supply. To date, we have not experienced any issues with the number of parking spaces being insufficient or customers parking in the street.

Please contact me should you have any further questions.

Sincerely,

Name: Lee T. Post
Title: Building Official/Z.E.O.

Town of Putnam is an Affirmative Action/Equal Opportunity Employer

Mayor's Office..... 963-6800	Economic Development..... 963-6834	Planning Commission..... 963-6803	Town Clerk..... 963-6807
Animal Control..... 963-6804	Fire Marshall..... 963-6805	Public Works..... 963-6813	Town Hall Fax..... 963-6814
Assessor..... 963-6802	Inland-Wetlands..... 963-6803	Revenue Collector..... 963-6806	Treasurer..... 963-6809
Building/Zoning..... 963-6803	Parks & Recreation..... 963-6811	Refuse & Recycling..... 963-6818	ZBA Commission..... 963-6803



Zoning Commission
Town of Putnam CT
200 School St
Putnam, CT 02620

Re: Adult Use Cannabis Retail Store Application 97 Providence Pike, Putnam, CT

Dear Commissioners,

With respect to the above captioned application, please note I am the owner of Big Gary's Discount Liquors in this location which has housed a liquor store since 2012 and where I have been the owner of the business since 2018. During our tenure here, we have had no incidence of trouble with parking or customer access.

The adjacent space to me has been vacant the entire time we have been located here and a cannabis store does not concern me at all. In fact, I welcome any new business in the property as a rising tide lifts all boats.

Please consider this note as an endorsement for the cannabis use the town has recently permitted within its zoning regulations on this property.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Nital" or "Nick", written in a cursive style.

Nital (Nick) Patel
Big Gary's Discount Liquors
97 Providence Pike
Putnam, CT 06260



100 foot Abutters List Report

Putnam, CT
January 04, 2023

Subject Property:

Parcel Number: 026-055
CAMA Number: 026-055-000
Property Address: 97 PROVIDENCE PIKE

Mailing Address: PUTNAM PLAZA LLC
150 HARTFORD AVE
WETHERSFIELD, CT 06109

Abutters:

Parcel Number: 026-008
CAMA Number: 026-008-000
Property Address: 88 PROVIDENCE PIKE

Mailing Address: SEAN & MICHAEL PUTNAM LLC
45 TARA DRIVE
NORWELL, MA 02061

Parcel Number: 026-015
CAMA Number: 026-015-000
Property Address: 108 PROVIDENCE PIKE

Mailing Address: BATES MICHAEL H+DENISE E
108 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 026-018
CAMA Number: 026-018-000
Property Address: 96 PROVIDENCE PIKE

Mailing Address: RUSSELL REALTY LLC
PO BOX 208
PUTNAM, CT 06260

Parcel Number: 026-023
CAMA Number: 026-023-000
Property Address: 117 PROVIDENCE PIKE

Mailing Address: CARGILL REALTY LLC
23 LIVERY ST
PUTNAM, CT 06260

Parcel Number: 026-048
CAMA Number: 026-048-000
Property Address: 13 FOX RD

Mailing Address: WEINBERG NEIL D SR & MICHELE H
13 FOX RD
PUTNAM, CT 06260

Parcel Number: 026-054
CAMA Number: 026-054-000
Property Address: 57 PROVIDENCE PIKE

Mailing Address: SCP 2009-C33-002 LLC
1 CVS DRIVE
WOONSOCKET, RI 02895

Parcel Number: 026-069
CAMA Number: 026-069-000
Property Address: 532 LIBERTY HGWY

Mailing Address: HYATT MICHAEL & BIRON JESSICA
532 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 026-076
CAMA Number: 026-076-000
Property Address: 510 LIBERTY HGWY

Mailing Address: CAMPBELL DENNIS ROBERT & COSLEY
MORGAN
510 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 026-079
CAMA Number: 026-079-000
Property Address: 580 HAWKINS RD

Mailing Address: GUILLOT ROBERT J
101 HAWKINS RD
PUTNAM, CT 06260



www.cai-tech.com

SAMPLE

March 6, 2023

Dear Abutting Property Owner,

The Town of Putnam Zoning Commission will be holding a hybrid meeting on Wednesday March 15, 2023, at 7:00 P.M at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on the following:

Docket # 2023-02 Putnam Plaza LLC, request for a the retail sales of cannabis. The applicant has requested waivers of Section 113 "Zoning Permit Application Process and Requirements" Paragraph C, subsection 5. Waivers, Paragraph D, Exemptions 1. a,b,c and Section 114 "Special Permits" Paragraph C Applications subsection 1.-a,b,c,e,f,g,h,i,j, and 2.-a,b. Section 114 Paragraph D Waiver of Certain Requirements for Special Permits subsection 1. Property located at 97 Providence Pike, Town Assessors Map 026, 055, Zoned Highway Commercial.

Zoom meeting information will be available on the Town of Putnam website one week prior to the meeting date.

Sincerely,

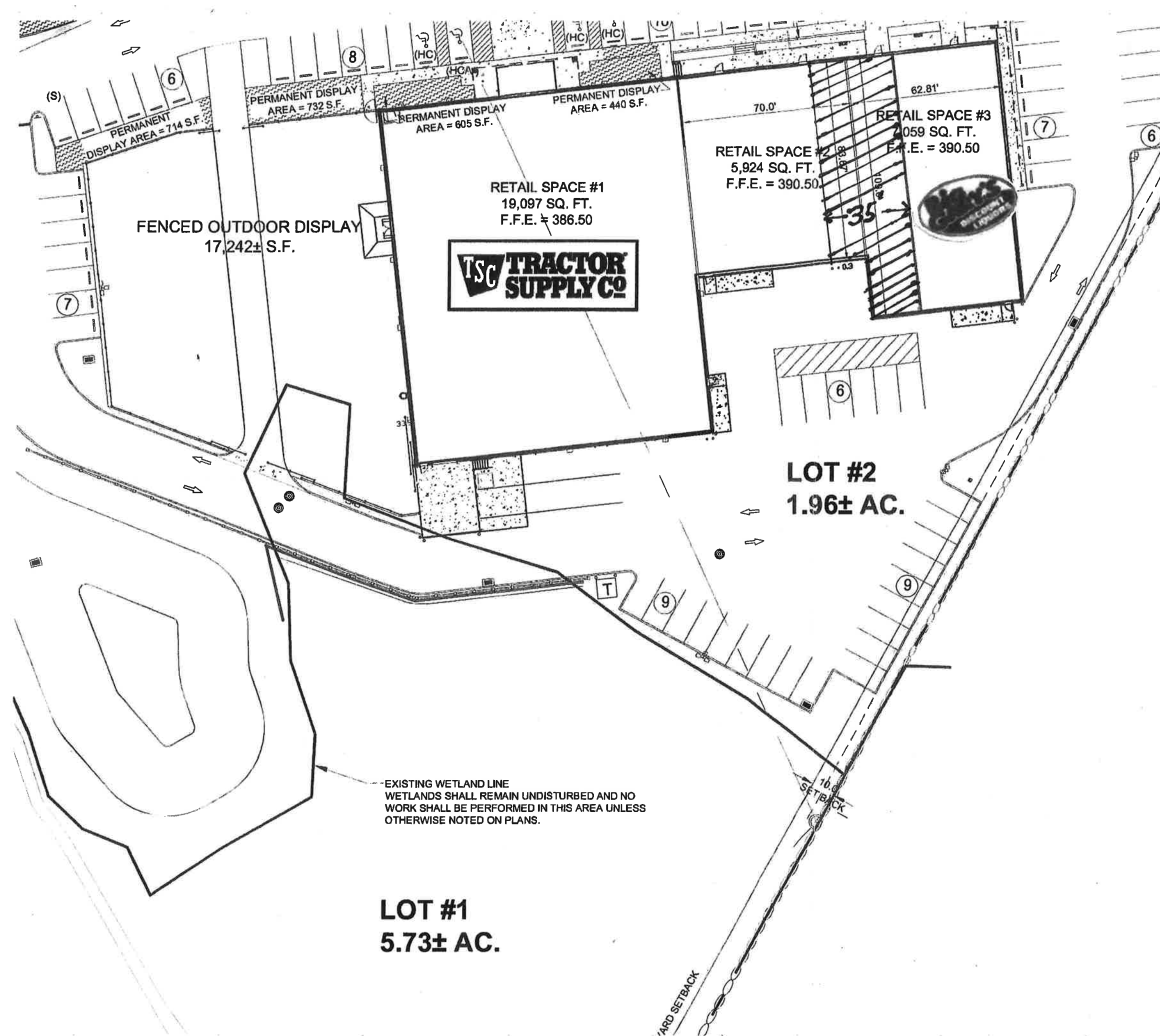
Brenda Roy

From: Mark D'Addabbo <mark.daddabbo@mackvdevelopment.com>
Sent: Monday, January 30, 2023 11:49 AM
To: Brenda Roy
Cc: M. D'Addabbo
Subject: Putnam Plaza, LLC zoning application

Good morning Brenda, I will be away for the February 15, 2023 zoning meeting and as such please consider this official notice that I'm asking my application be placed on the March 15, 2023 agenda. Please do not hesitate to call or send me an email with any comments or questions you may have.

Thank you

Mark C. D'Addabbo
Managing Member
MACK V Development
Email: mark.daddabbo@mackvdevelopment.com
860-729-6812



Property Located at:

97 Providence Pike, Putnam, CT

Applicant:

Putnam Plaza, LLC

93 North Main St.

West Hartford, CT 06107

Proposed Store Size =

@3,454 square feet

1" = 40'



Properties within 500' of 97 Providence Pike

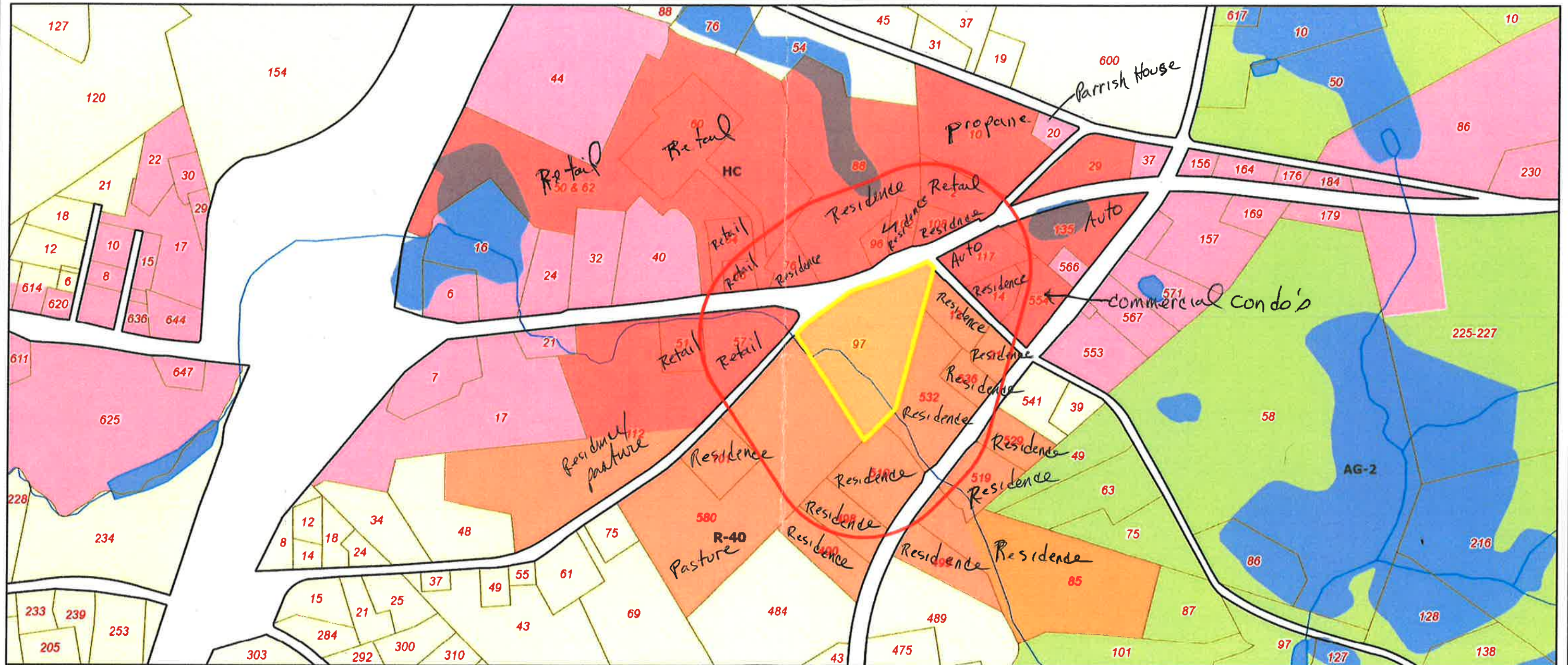
Putnam, CT

1 inch = 500 Feet



www.cai-tech.com

January 8, 2023



(AG-2) Agricultural	Water-poly	Public Road
(HC) Highway Commercial	WaterLines	Address
(R-40) Rural Residential R40	Property Line	



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. 2023-03

Date 1-31-2023

Fee: 160.00 2108 *he*
Amount Check No.

- 1.) Name of Applicant: Cory Hoover
Address & Telephone No. 69 Heritage Rd 860-989-6384
- 2.) Owner of Land James and Cory Hoover
Address 69 Heritage Rd.
- 3.) Location of Property 69 Heritage Rd Zone R.40
Street or Road
- Assessor's Map No. 038 Lot No. 004

- 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 would like to run a horseback riding program from my home. The lesson program will be for people of all ages and abilities. Days and hours of operation will vary by season but will not begin before 7am and not go later than 8:30 pm.

We own 40+ Acres of land and have 6 horses on the property. We are asking for a variance of section 413. All horse areas including riding ring, horse paddocks, etc are in compliance with all town regulated zoning regulations.

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.

Cory Hoover 1/28/2023
Signature of Applicant Date

Date Accepted _____
Date Rejected _____

Signature of Chairman

Property Location
Vision ID 3075

Account # 003135

Map ID U38/ / 004/ 000/

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1-1
Print Date 02-03-2023 8:55:34 P

CURRENT OWNER

HOOVER JAMES & CORY

TOPO

1 Level

UTILITIES

5 Well

STRT / ROAD

1 Paved

LOCATION

3 Rural

69 HERITAGE RD

PUTNAM CT 06260

Alt Pcd ID 112/071-00

Survey Traffic Census District Class

L.O.

I/E NBHD Gro 5 Heights

SUPPLEMENTAL DATA

Light 9032

Unsold Co

1-Family

Assoc Pcd#

038-004

RECORD OF OWNERSHIP

BK-VOL/PAGE 853 754

SALE DATE

10-04-2022

Q/U

Q

SALE PRICE

750,000

VC

00

HOOPER JAMES & CORY

PJ COLONGY LLC

WALTERS PETER

WALKER JOHN T

WALKER JOHN T + JEAN P

Code

0830 0422

Amount

0797 0156

Code

0219 0089

Amount

0219 0089

EXEMPTIONS

Description

Amount

Code

Description

Number

Amount

Comm Int

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd

Nbhd Name

Batch

0001

Tracing 2014

DM3

NOTES

EXTRA FIX= CABANA WETBAR & BATHROOM

BIDET, XTRA VANITY SINK 2

WETBAR, EXTRA SHOWER 2

SUNKEN GREAT ROOM

TAN

GATED 2013 ESTIMATED

9.25 ASKING PRICE

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

5502

04-26-1999

1

2,000

100

sunroom 10 x 20, manufacture

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustment

Adj Unit P

Land Value

1

1-1

1-Family

R-40

1,000 AC

42,000

1.00000

5

1.00

0050

1,100

TOPO

1,000

46,200

1

1-1

1-Family

R-40

40,260 AC

2,500

1.00000

0

0.90

0050

1,100

1,0004

99,600

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

567,757

16,200

48,100

145,800

0

777,857

O

VISIT / CHANGE HISTORY

Total Appraised Parcel Value

Date

Id

Type

Is

Cd

Purpose/Result

777,857

02-10-2014

SS

00

Meas. & Listed

07-31-2013

DB

02

2nd List Attempt

07-23-2013

JS

12

Measure & List Attempt-No

06-03-2008

AS

00

Meas. & Listed

04-29-2008

AS

12

Measure & List Attempt-No

03-03-2008

AD

12

Measure & List Attempt-No

12-03-1998

BF

00

Meas. & Listed

VISION

6116

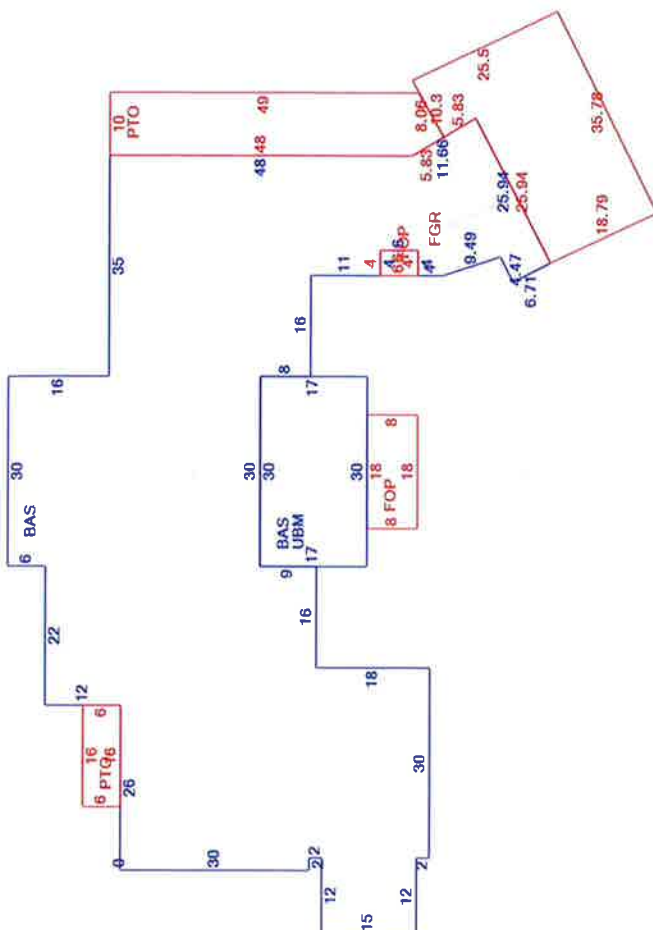
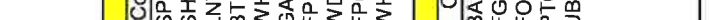
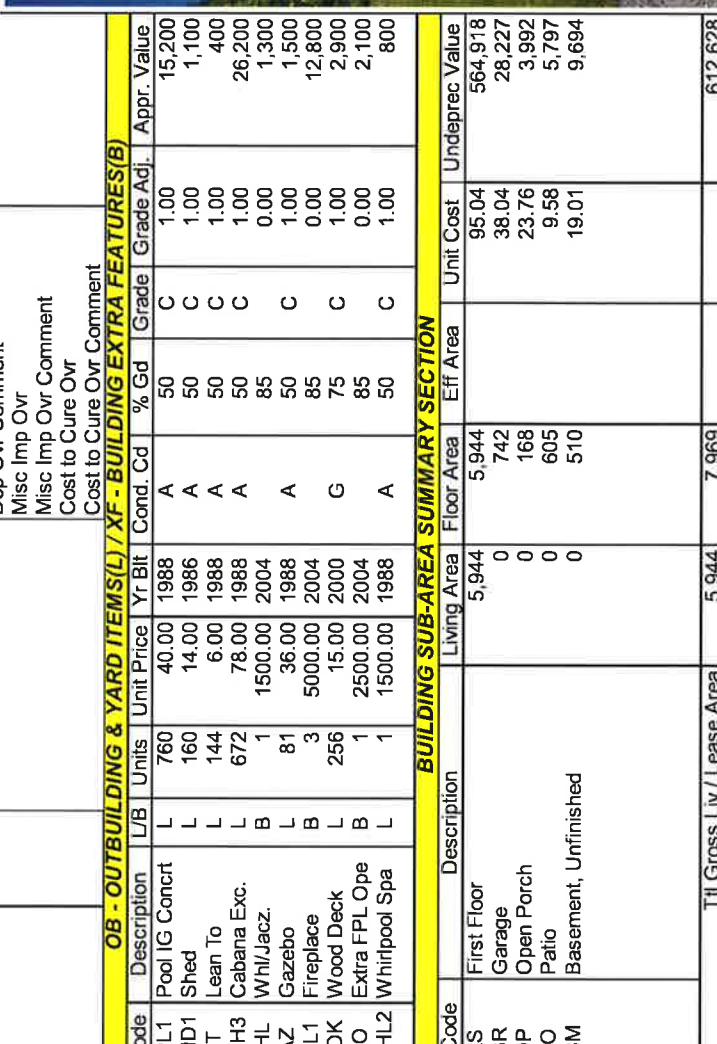
PUTNAM, CT

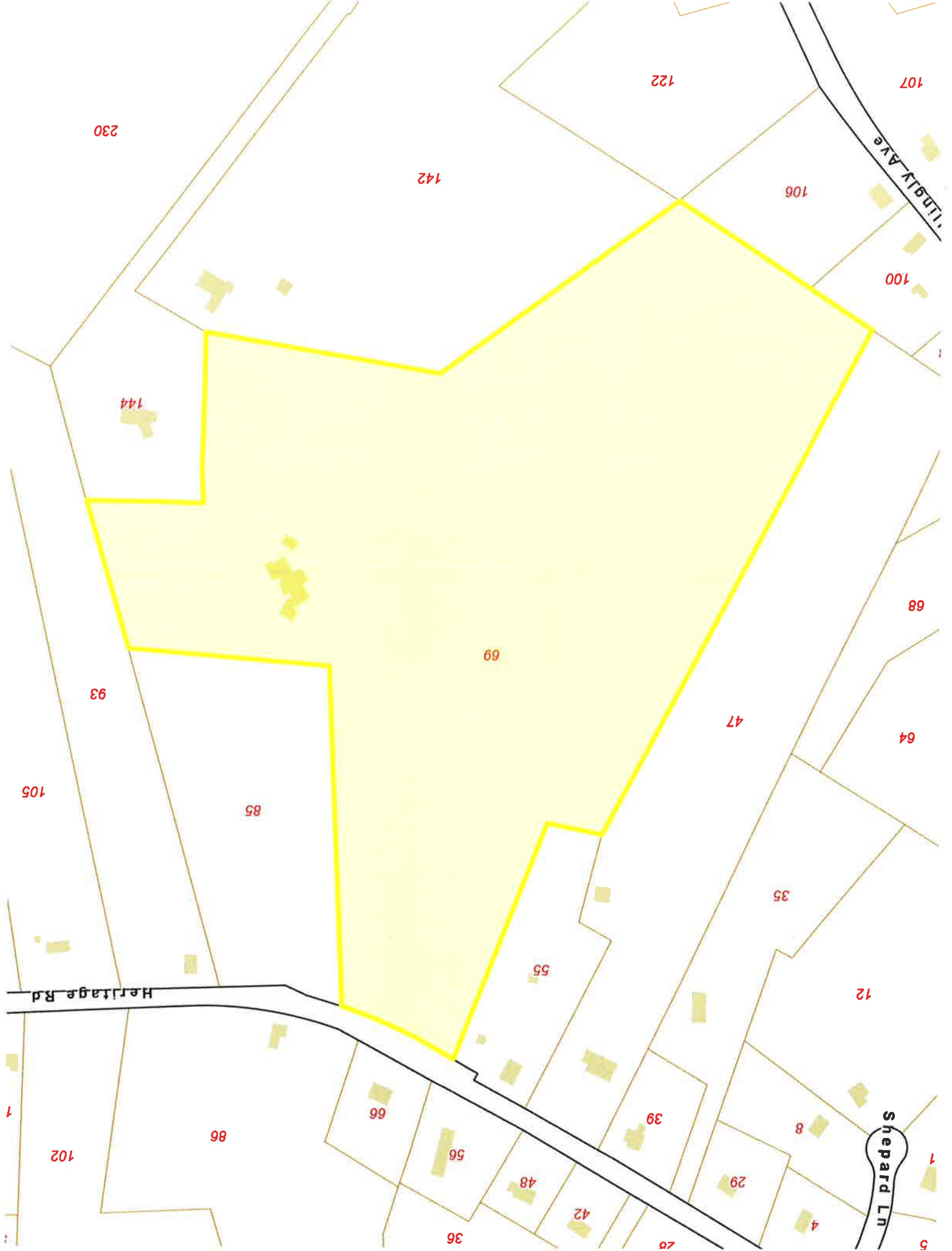
69 HERITAGE RD

PUTNAM CT 06260

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 Bathrooms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	01 01 05 1 1 29 21 03 03 05 14 15 02 05 01 03 3 2 6 8 03 03	Ranch Residential A 1 Story Vertical Stone/Masonry Gable/Hip Asphalt Drywall/Sheet Carpet Quarry Tile Oil Hot Water None 3 Bedrooms Modern Good							
				CONDO DATA					
				Parcel Id	C	Owne			
				Adjust Type	Code	Description	Factor%		
				Condo Flr					
				Condo Unit					
				COST / MARKET VALUATION					
				Building Value New		667,924			
				Year Built		1986			
				Effective Year Built		A			
				Depreciation Code		15			
				Remodel Rating		1			
				Year Remodeled					
				Depreciation %					
				Functional Obsol					
				External Obsol					
				Trend Factor					
				Condition					
				Condition %		85			
				Percent Good		567,700			
				RCNLD					
				Dep % Ovr					
				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	Yr Blt	Unit Price	Cond. Cd	% Gd	Grade Adj.	Appr. Value
SPL1	Pool IG Concrct	L	760	1988	40.00	A	50	C	15,200
SHD1	Shed	L	160	1986	14.00	A	50	C	1,100
LNT	Lean To	L	144	1988	6.00	A	50	C	400
BTH3	Cabana Exc.	L	672	1988	78.00	A	50	C	26,200
WHL	Whl/Jacz.	B	1	2004	1500.00	A	85	C	1,300
GAZ	Gazebo	L	81	1988	36.00	A	50	C	1,500
FPL1	Fireplace	B	3	2004	5000.00	A	85	C	12,800
WDK	Wood Deck	L	256	2000	15.00	G	75	C	2,900
FPO	Extra FPL Ope	B	1	2004	2500.00	A	85	C	2,100
WHL2	Whirlpool Spa	L	1	1988	1500.00	A	50	C	800
				Grade Adj.					
BAS	First Floor								564,918
FGR	Garage								28,227
FOP	Open Porch								3,992
PTO	Patio								5,797
UBM	Basement, Unfinished								9,694
				Ttl Gross Liv / Lease Area	5,944	7,969			612,628

CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element	Cd	Description				
CONDO DATA									
Parcel Id	C	Owne							
Adjust Type	Code	Description	Factor%						
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Misc Imp Ovr									
Misc Imp Ovr Comment									
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WHL	Whl/Jacz.	B	1	2004	1500.00	A	85	C	1,300
GAZ	Gazebo	L	81	1988	36.00	A	50	C	1,500
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WDK	Wood Deck	L	256	2000	15.00	G	75	C	2,900
FPO	Extra FPL Ope	B	1	2004	2500.00	A	85	C	2,100
WHL2	Whirlpool Spa	L	1	1988	1500.00	A	50	C	800
						Grade Adj.			
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Riding ring

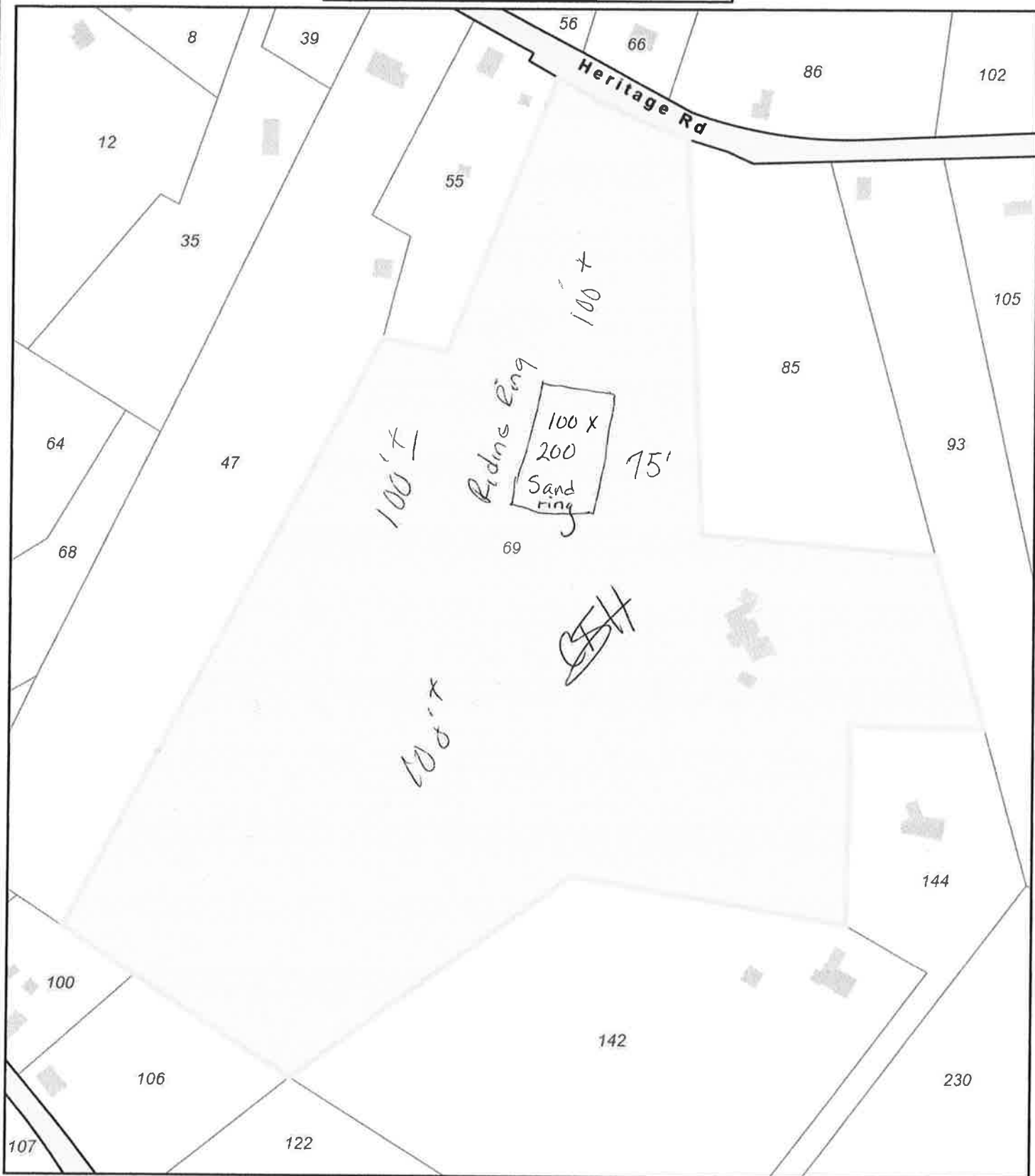
Putnam, CT

1 inch = 280 Feet



www.cai-tech.com

March 2, 2023



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SAMPLE

March 6, 2023

Dear Abutting Property Owner,

The Town of Putnam Zoning Commission will be holding a hybrid meeting on Wednesday March 15, 2023, at 7:00 P.M at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on the following:

Docket # 2023-03 Cory Hoover's request for a Special Permit in accordance with the Town of Putnam Zoning Regulations. Section 304 "Schedule of Uses and Districts" and Section 413 "Horse and Pony Farms, Riding Academies or Boarding Stables" for a horseback riding program. The owner presently owns six horses. Property located at 69 Heritage Road, Town Assessors Map 038, Lot 004, Zoned R-40.

Zoom meeting information will be available on the Town of Putnam website one week prior to the meeting date.

Sincerely,



100 foot Abutters List Report

Putnam, CT
March 10, 2023

Subject Property:

Parcel Number: 038-004
CAMA Number: 038-004-000
Property Address: 69 HERITAGE RD

Mailing Address: HOOVER JAMES & CORY
69 HERITAGE RD
PUTNAM, CT 06260

Verified

Abutters:

Parcel Number: 031-048
CAMA Number: 031-048-000
Property Address: 86 HERITAGE RD

Mailing Address: PIKORA PAUL J + MARY S
86 HERITAGE ROAD
PUTNAM, CT 06260

Parcel Number: 031-049
CAMA Number: 031-049-000
Property Address: 56 HERITAGE RD

Mailing Address: BEATTIE MELODY E ATHERTON
56 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-054
CAMA Number: 031-054-000
Property Address: 66 HERITAGE RD

Mailing Address: BROWNELL ESTATE OF GERALD E &
MAE ANN
66 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-062
CAMA Number: 031-062-000
Property Address: 55 HERITAGE RD

Mailing Address: RICHARDSON IAN R & LILLIAN G
55 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-071
CAMA Number: 031-071-000
Property Address: 85 HERITAGE RD

Mailing Address: PUMERANTZ MYRNA 1/4
2130 HEATHERSTONE LANE
MT AIRY, NC 27030

Parcel Number: 031-075
CAMA Number: 031-075-000
Property Address: 47 HERITAGE RD

Mailing Address: KLUGER NEIL J & CAROLE E
47 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-078
CAMA Number: 031-078-000
Property Address: 93 HERITAGE RD

Mailing Address: GATES DOUGLAS H
93 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 038-018
CAMA Number: 038-018-000
Property Address: 100 KILLINGLY AVE

Mailing Address: KELMAN LARAIN E
100 KILLINGLY AVE
PUTNAM, CT 06260

Parcel Number: 038-020
CAMA Number: 038-020-000
Property Address: 106 KILLINGLY AVE

Mailing Address: TATRO JAMES R & MISTY L
106 KILLINGLY AVENUE
PUTNAM, CT 06260

Parcel Number: 038-023
CAMA Number: 038-023-000
Property Address: 142 KILLINGLY AVE

Mailing Address: PAGE GARY A & MARY D LIFE USE
142 KILLINGLY AVE
PUTNAM, CT 06260



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3/10/2023

Page 1 of 2



100 foot Abutters List Report

Putnam, CT
March 10, 2023

Parcel Number: 038-024
CAMA Number: 038-024-000
Property Address: 144 KILLINGLY AVE

Mailing Address: KOSTOVSKI KIMBERLY E & MARK Z
144 KILLINGLY AVE
PUTNAM, CT 06260

Parcel Number: 038-025
CAMA Number: 038-025-000
Property Address: 122 KILLINGLY AVE

Mailing Address: WILLIS EARL R & CHARLOTTE R LIVING
TRUST
4154 PAISLEY DRIVE
STERLING HEIGHTS, MI 48314



www.cai-tech.com

3/10/2023

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Page 2 of 2

TOWN OF PUTNAM
AFFORDABLE HOUSING PLAN
DRAFT PLAN – 1/19/23

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Introduction

In the last few decades, housing has become an increasingly important issue for towns and cities across Connecticut. Median home values, rent, and cost of living have simultaneously increased, outpacing increases in household income in most areas. The lack of affordable housing in Connecticut has stressed communities, and, in many cases, has intensified issues of equity in the state. The need for affordable housing options in communities is urgent, and requires action on local, state, and regional levels.

Affordable housing is typically defined as housing available to households making less than the area median income and costing less than 30% of a household's annual income. Area Median Income (AMI) is the midpoint in the income distribution for a surrounding area or market and is the basis for many calculations concerning housing affordability and cost of living.

What is Considered 'Affordable' in Putnam?

Example: 2 BR Unit for Four-Person Household	Total/Year	Total/Month
Median Income	\$ 64,320.00	\$ 5,360.00
<i>Median Income Level Per Household in the Surrounding Market/Area</i>		
80% of Median Income	\$ 51,456.00	\$ 4,288.00
<i>80% of Median Income Listed Above</i>		
30% of 80% of Median Income	\$ 15,436.80	\$ 1,286.40
<i>Maximum Non-Burdened Budget for Living = \$1,286</i>		

Source: US Department of Housing and Urban Development's Office of Policy Development and Research

Putnam has an Area Median Income of \$89,800, and a Median Income (town-specific from the US Census) of \$64,320. This Plan uses Putnam's Median Income for our calculations since the US Department of Housing and Urban Development (HUD) typically uses the lesser of these median incomes for its own purposes. The table above shows the calculation for the maximum *non-burdened budget* for a moderate-income household living for Putnam, which is \$1,286 a month. This number represents 30% of 80% of the median income, broken down per month; this is the standard definition of Affordable Housing used by the State of Connecticut, quoted below:

In Connecticut, housing is considered "affordable" to households with incomes at or below the area median income if its cost, including heat and utilities, does not exceed 30% of the household's income.

The State's affordable housing concerns have led, in part, to two important statutes, 8-30g and 8-30j, that both seek to increase affordable housing supply in the State. Together, 8-30g and 8-30j encourage municipalities to provide more housing options, whether through subsidized or naturally occurring housing.

CT General Statute 8-30g allows the courts to override local zoning denials of affordable housing proposals, provided those denials were done without sufficient cause. "Affordable Housing" in this context is defined by the State as housing made affordable by government subsidies or that has been deed-restricted or otherwise income-limited for a fixed period. This process potentially subjects any town with a housing stock in which less than 10% of the housing stock is government-assisted or subject to affordability deed restrictions to judicial challenge by a housing developer. Putnam, however, is exempt from this process because such housing comprises 12.7% of its total housing stock.

Effective July 24, 2017, Connecticut General Statutes Section 8-30j requires each municipality to prepare or amend and adopt an affordable housing plan at least once every five years; the municipality must specify the ways in which it plans to increase the number of affordable units moving forward. The statute is intentionally vague, allowing municipalities the flexibility to craft their own unique plans.

As the gap between annual household income and housing costs grows, so too does the urgency for municipalities to address the housing challenges in their unique communities. The changing circumstances of housing affordability in the State have pushed local and state actors to develop affordable housing plans and commit to tangible goals. These statutes have spurred several innovative and bold plans in towns across Connecticut, all with the same goal of providing more affordable housing options for current and future residents.

The Town of Putnam began developing this Plan in July 2022, intent on creating a Housing Plan that reflects Putnam's history, current conditions, and vision for affordable housing development. The purpose of this plan is to not only fulfill the statutory obligation required by the State of Connecticut, but also to recommend a set of actionable goals for future housing development that fits the current and future needs of the community. Increasing Affordable Housing options in town benefits our entire community; it is providing elderly residents a place to downsize, a young couple their first home, or a recent high school or college graduate their first apartment.

Putnam is a town undergoing many changes and facing both new and ongoing challenges. This plan proposes a set of recommendations to guide affordable housing development over the next five years, and hopefully better meet the needs and desires of current and prospective residents of Putnam.

Overview of Demographics in Putnam

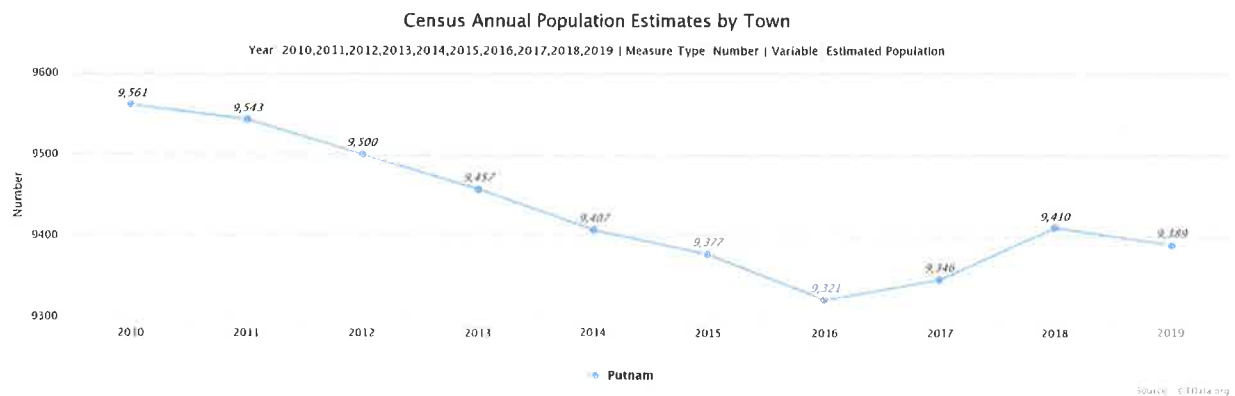
Current Population

Putnam is a vibrant town of 9,367 residents (2020 US Census), who enjoy the Town's rich history, lively downtown core, and access to nature. As a classic New England mill town, Putnam's downtown is characterized by large, preserved mills and historic buildings. The Town has been successful in its promotion of arts and culture and is home to many boutiques, local restaurants, and antique shops.

About 92% of Putnam's population is White, with 2.3% Black or African American, 4.5% Hispanic or Latino, 0.9% Asian, 4.5% Two or More Races, and .2% Other Race.

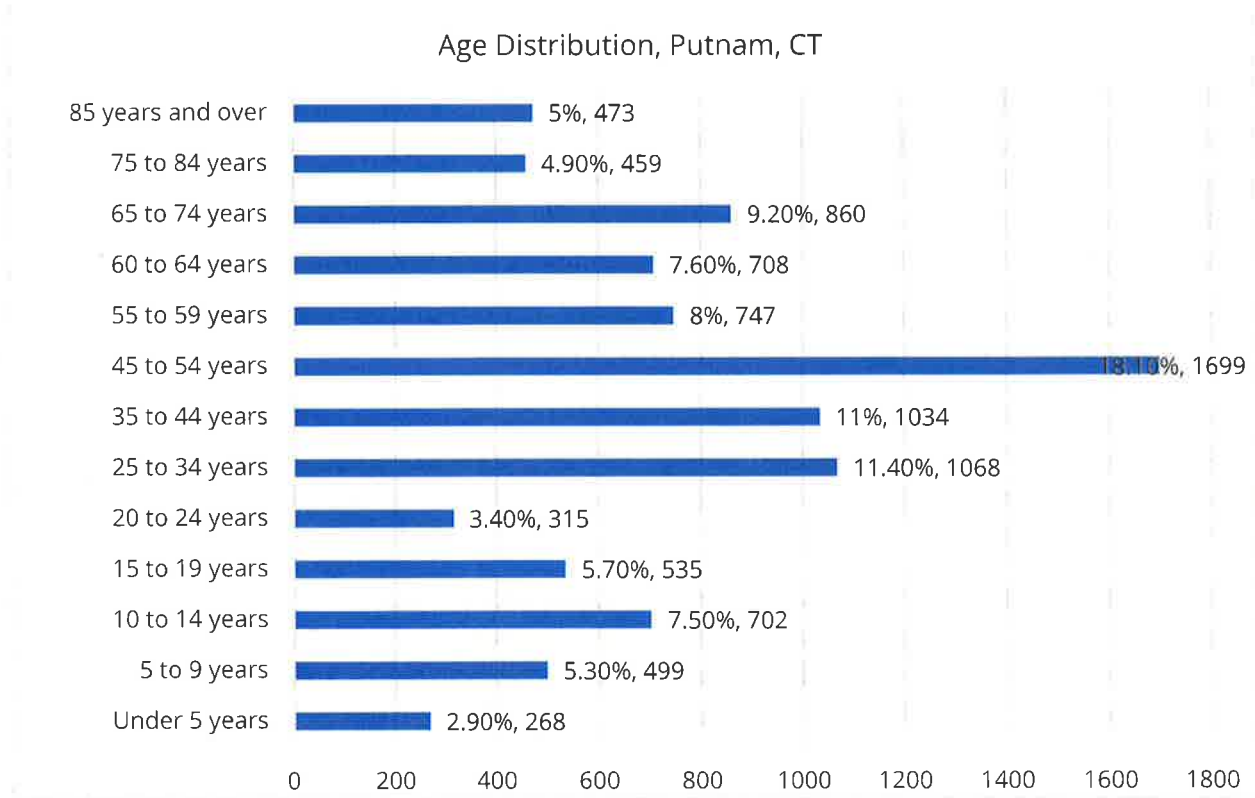
Median household income in Putnam falls below State and County medians, at \$64,320 in 2020. This relatively low median income is reflective of a large number of low-income households in Putnam. Approximately 47% of Putnam residents make less than 80% of the Area Median Income and are considered Low-Income.

Between 2010 and 2020, Putnam has experienced a steady decline in its total population. In 2016, the Town experienced a small increase, which appears to have plateaued in the following years. In line with State trends toward smaller household sizes, the average household is 2.29, and has been gradually declining. Just under 70% of Putnam residents live in 1 or 2 person households. There is a diverse range of household types in Putnam, with 38% of residents living in Married-Couple Families, 23% living with Other Family, and 39% living in Nonfamily households. This is a high share of Nonfamily households, with a large population of single seniors and young adults in Putnam.



Source: CT Data Collaborative

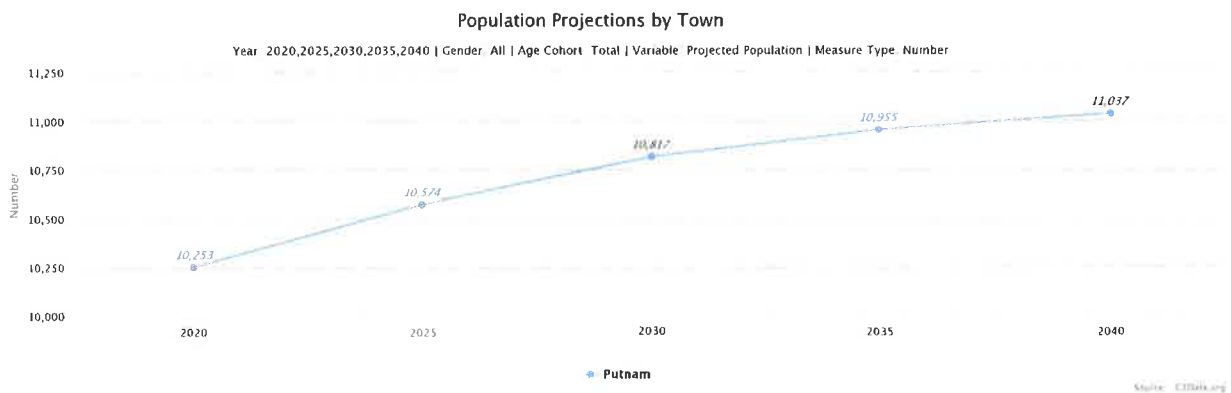
Putnam has a relatively old population compared to the State and County (which both with median ages of 41 years old), with a median age of 47. Still, there is a substantial amount of younger people in Town; a quarter of residents live with a related household member under 18 years old. The middle-aged groups make up the largest portion of Putnam, with about 18% of the population between 45-54. There is also a fair number of young adults living in Putnam, with over 11% of the population between 25 and 34. Both the 65+ and Under-18 age groups comprise approximately the same percentage of the population, at about 20%.



Source: 2020 American Community Survey

Projected Population

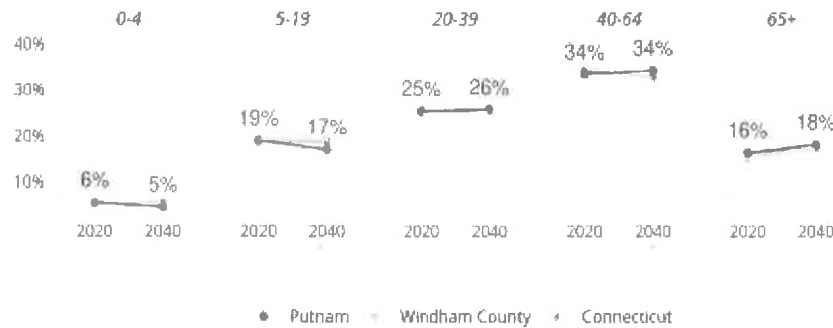
Although Putnam's population has witnessed a decline over the last twenty years, population projections see a different story unfolding over the next two decades. Putnam's population is expected to steadily increase by 7.6%, potentially pushing the Town's population to over 11,000 residents.



Source: CT Data Collaborative

Looking more closely at this projection, it's important to consider how the various age groups in Town might change over time as well. Most age groups in Town are not expecting any significant changes in the next two decades. The 5-19 age cohort may decline by 2%, while the 65+ age group increases by 2%. This is likely a function of out-migration of younger families into the area, and the aging of a large

middle-aged group into their elderly years over the next twenty years. The graphic below depicts how these various cohorts might change in the next twenty years.



Source: CT Data Collaborative via Partnership for Strong Communities

Infrastructure and Other Trends

Putnam has many assets that are sources of community pride. The town's access to transportation and education, as well as its iconic mill sites, have made Putnam a desirable community to live in.

The Town is served by the Northeastern Connecticut Transit District, and has access to Interstate 395, Route 44, Route 12, Route 21, and Route 171. Putnam also has the benefit of being within commuting distance to the cities of Worcester, MA, Norwich, CT, and Providence, RI.

Putnam has several educational institutions, including its own public school system, with a town-wide elementary, middle, and high school. The Town also has a private high school and a private K-8 school: the Putnam Science Academy and the Tri-State Christian Academy.

As previously mentioned, Putnam's old mill buildings and mill houses have become iconic to the community. The Town has supported renovations and rehabilitations of these buildings, most recently converting the Cargill Falls Mill into a mixed-use apartment complex with 82 residential units.

Putnam's local economy is diverse, reflecting the success of the local hospital, manufacturing facilities, retailers, and restaurants. The Town has also become a center for arts and culture in the area, with a theater, radio station, several art and antique stores, and more.

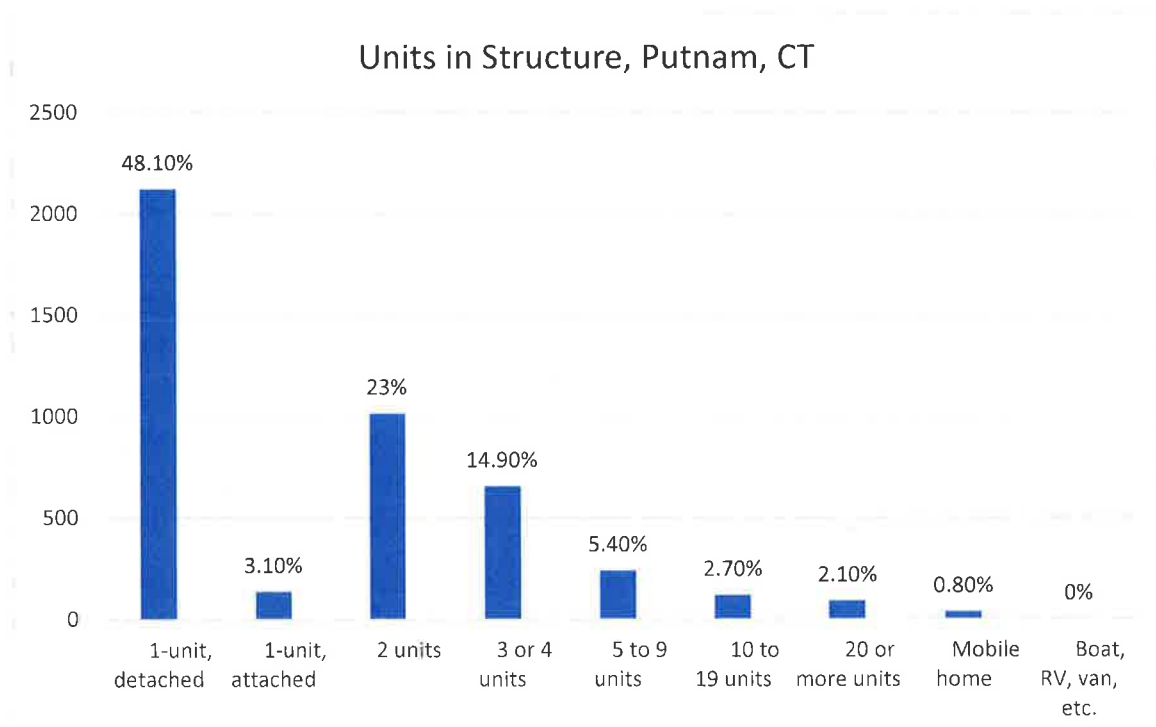
Still, Putnam struggles with an aging housing stock, blight, and incomplete sewer and water infrastructure in some areas of town. There are clear benefits to addressing these issues and increasing affordable housing can assist the Town in making progress in these areas. Later in this Plan, we will discuss the Key Issues facing Putnam.

The Housing Situation in Putnam

There are approximately 4,415 housing units in Putnam. Of these existing units, about 60% are owner-occupied, while 40% are renter occupied. About 10% of units are vacant, representing about 448 units. Most of these units (309) are classified as 'Other Vacant,' which could have several explanations. The unit might be under renovation, being held for settlement of an estate, being used for storage, or being foreclosed.

About 58% of housing units in Town have three or more bedrooms. Given the amount of one or two person households in the city, there is possibly a lack of supply of appropriate units for smaller households.

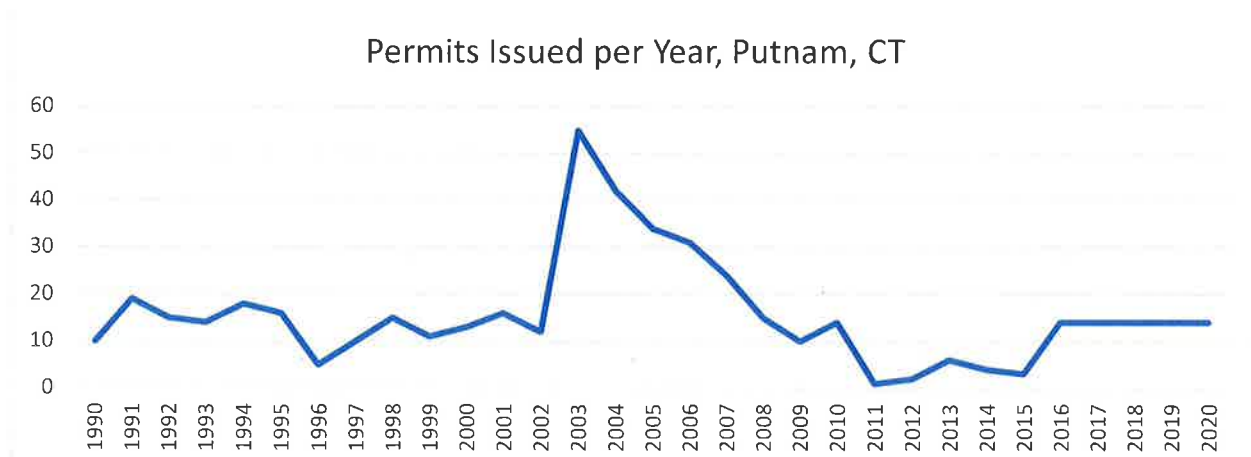
Putnam has a somewhat diverse spread of housing types compared to neighboring communities. Of the housing units in structure in Putnam, about half are single family detached structures. Almost a quarter of units are duplexes, and 15% are 3-4 unit multifamily homes.



Source: 2020 American Community Survey

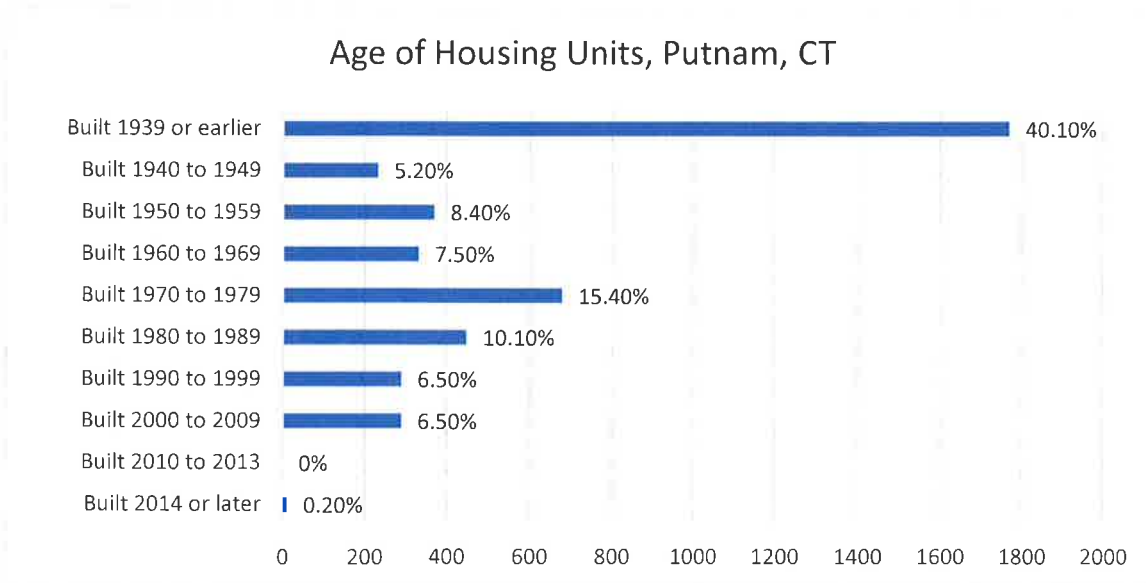
Putnam's median home and rent values tend to be lower than the State and County averages. The median home value in Town as of 2020 was \$197,800, and the median rent was \$1,029.

Permitting activity has been slow but consistent for the last decade. Following a large spike in development from 2003-2007, the Town has issued an average of 10 permits per year since 2008. Building permit data is collected and published by the CT Department of Economic and Community Development, and only counts new construction.



Source: CT Department of Economic and Community Development

Putnam struggles with an aging housing stock. More than 40% of the Town's housing stock was built before 1939. Almost 77% of the total housing stock was built before 1980, which the threshold at which housing is considered 'aging.' This means that the bulk of Putnam's housing stock is at risk for, or currently experiencing, increased maintenance costs, associated health risks for occupants, and environmental damage.



Source: 2020 American Community Survey

Putnam is fortunate to have a diverse range of housing types, as well as relatively inexpensive median rents and home values. While Putnam's older housing stock is in part responsible for the relative affordability of the area, it is also an increasingly pertinent obstacle for the Town; an aging housing stock is prone to higher maintenance costs, environmental and health hazards, as well as blight due to a lack of sufficient upkeep. It is paramount to Putnam's future that the Town strikes a balance between increasing housing units while maintaining existing units and the affordability that has been long-enjoyed by residents.

Affordable Housing in Putnam

About 12.7% of Putnam's housing stock is Affordable Housing, representing a total of 546 units. According to Connecticut's Housing Appeals Listing, the majority (413) of Affordable Housing units are Government Assisted, while 63 units are assisted through Tenant Rental Assistance and 70 units through United States Department of Agriculture (USDA) or Connecticut Housing Finance Authority (CHFA) mortgages. Putnam currently does not have any deed restricted units. Affordable Housing is managed by the Putnam Housing Authority; these developments include the Bulger Apartments, Ella Grasso Gardens, Hampshire Heights, and the Walter Crabtree Apartments, among others. The Lofts at Cargill Falls Mills also include about 30 income-restricted units, which were mandated by the State of Connecticut for use of a grant. Although Putnam has a higher percentage of Affordable Housing compared to neighboring communities, there are several other factors that determine whether Putnam has enough housing that is sufficiently affordable to meet the needs of the Town's residents. Considering rates of cost-burden, status of existing affordable housing developments, and fair market rents for the area provides more detail for Putnam's needs.

A common way to assess housing needs in a community is by looking at rates of cost-burdened households. The Department of Housing and Urban Development defined and deems a household cost-burdened when their housing costs (including rent/mortgage payments plus heat and utilities) exceed 30% of their annual household income. More and more people, on local, state, and national levels, are finding themselves burdened by their housing costs. Rising utility costs brought on by the Russia-Ukraine war, COVID-19 Pandemic, and climate-related events have forced many households to stretch their means further than ever. In Putnam, 37% of all residents are cost-burdened. Renters in town are more cost-burdened than owners, with 42% of renters cost-burdened compared to 31% of owners. When residents are burdened by their housing costs, they have a tighter budget for other necessities, like groceries, transportation, healthcare, and childcare. While this method of evaluating affordability and burden is widely used, it should be considered alongside other measurements for a more comprehensive understanding of Putnam's housing situation.

It is also helpful for our understanding to break down what median income means for Putnam, and what housing costs are deemed 'affordable.' As previously mentioned, housing is considered 'affordable' to households with incomes at or below the area median income (or median income if lower) if its cost, including heat and utilities, does not exceed 30% of the household's income. The chart below shows what the maximum, non-burdened housing costs should be for a low-income household in Putnam, which is \$1,286. Just under half of Putnam is considered a low-income household, earning 80% of the Area Median Income.

Example: 2 BR Unit for Four-Person Household	Total/Year	Total/Month
Median Income	\$ 64,320.00	\$ 5,360.00
<i>Median Income Level Per Household in the Surrounding Market/Area</i>		
80% of Median Income	\$ 51,456.00	\$ 4,288.00
<i>80% of Median Income Listed Above</i>		
30% of 80% of Median Income	\$ 15,436.80	\$ 1,286.40
<i>Maximum Non-Burdened Budget for Living = \$1,286</i>		

Another way of viewing affordability is by looking at Fair Market Rent (FMR) for an area, which is used to set a limit on what units can be rented in the private market by Certificate or Voucher program households. HUD calculates FMR from the 40th percentile of gross rents for regular, standard quality units in a local housing market. If a household with a Section 8 Voucher wanted to rent a two-bedroom unit in Putnam, that unit's gross rent could not exceed \$1,110 (HUD).

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2022 FMR	\$848	\$854	\$1,110	\$1,388	\$1,875
<u>FY 2021 FMR</u>	\$816	\$818	\$1,036	\$1,307	\$1,695

Although Putnam has more affordable housing options than many other cities and towns, many of its current residents are seemingly stressed by their financial situations and burdened by the cost of housing. In turn, much of Putnam may be unable to afford necessities like childcare, groceries, and healthcare. Residents may also be unable to spend money and invest in local businesses, further their educations, or pay for various repairs and maintenance to their homes.

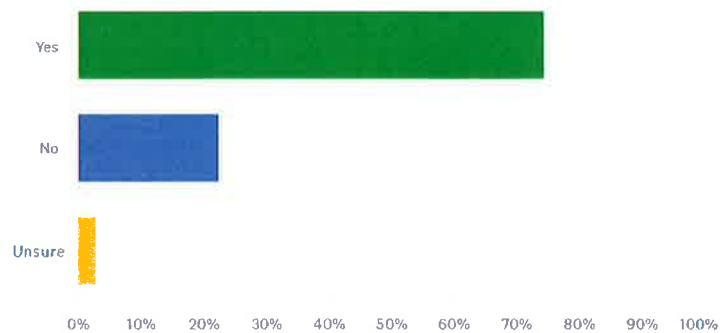
Community Survey Discussion

As part of this Plan's development, a public survey was distributed to better understand the community's needs and views on affordable housing. The survey was open from July to early August 2022, and collected 67 total responses. The complete survey results can be found in Appendix B. Most respondents were middle aged, but there was a generally decent spread of all ages taking the survey. Most respondents (70%) own their homes, while a quarter rent. More than half of total respondents live in the Special Services District. In terms of income, 21% of respondents make under \$50,000 a year in annual household income, and 40% make between \$50,000 and \$100,000 a year.

There were varying opinions on current living arrangements and Putnam's housing stock. The majority of respondents (75%) said they are satisfied with their current living arrangements, although a quarter said they were not satisfied. Those who are not satisfied with their homes listed expense as a top factor. In terms of Putnam's overall housing stock, respondents overwhelmingly said they do not think the existing housing stock can satisfy current or future needs of the community. In addition, most respondents (75%) are concerned over the cost of housing and homeownership in Town.

Q7 Are you concerned with the overall cost of housing/homeownership in Putnam?

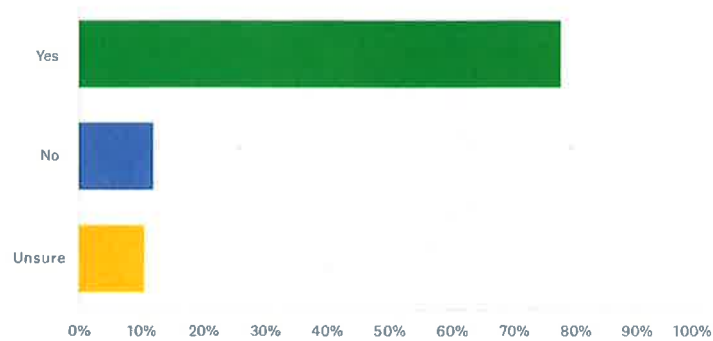
Answered: 67 Skipped: 0



The next set of questions asked respondents about their general opinions on Affordable Housing as a concept. Most respondents view affordable housing very positively, with almost 80% of respondents believing that Affordable Housing is an important component of Putnam's prosperity. Almost 70% of respondents believe the increasing housing options in Putnam will improve the Town. A fill-in box was offered to better understand the negative responses; most of this group of respondents have concerns over the types of people living in Affordable Housing developments, citing crime and lack of volunteerism as big concerns.

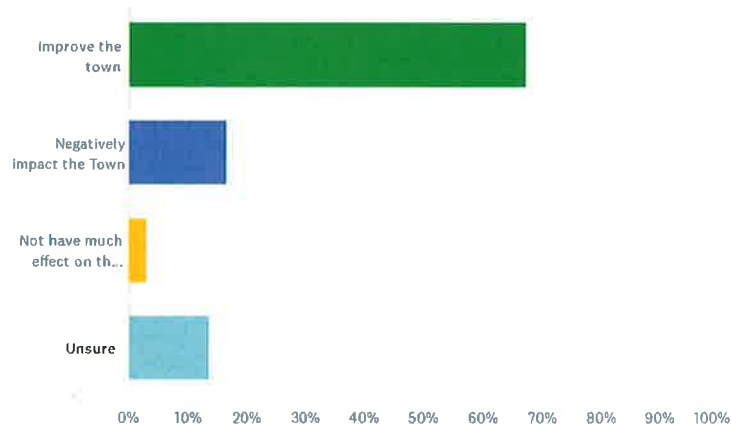
Q4 Do you think Affordable Housing is an important component of Putnam's prosperity?

Answered: 67 Skipped: 0



Q8 How do you think increasing housing options in Putnam would impact the Town?

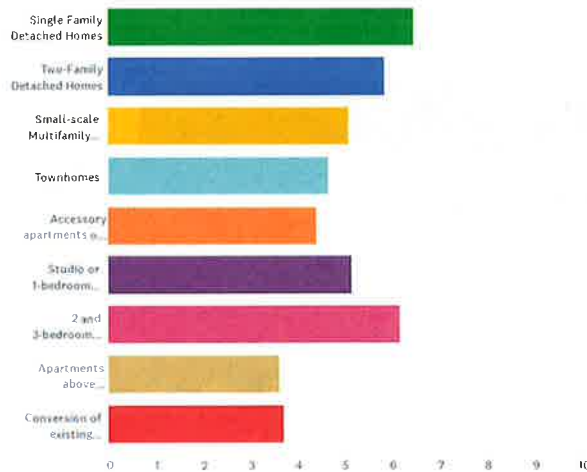
Answered: 67 Skipped: 0



Respondents had a range of responses when it came to the types of Affordable Housing that should be in Town, and who needs it most. The top three groups selected by respondents are young families, seniors, and young professionals. The top three types of Affordable Housing needed in Town selected by respondents are single family detached homes, two family detached homes, and 2-3 bedroom apartments. All options had a large amount of respondents selecting them, indicating that Putnam residents are open to many different housing types.

Q10 What types of affordable housing is needed in Putnam? Please rank your choices (1 being the top priority).

Answered: 67 Skipped: 0

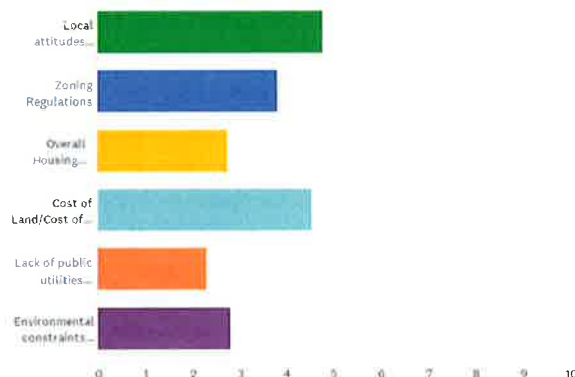


The survey also asked respondents where they think Affordable Housing should go, and how much they think affordable or attainable housing in Putnam should cost. They were asked to fill in a comment box with three areas; the top areas listed were downtown, old mills, East Putnam, and within the Special Services District. In terms of cost, most respondents selected housing costs between \$750-1,000, which was the lowest price range listed on the survey question.

Lastly, respondents were asked their thoughts on the potential obstacles for developing housing opportunities in Town. Respondents selected local attitudes to more housing / public resistance, the cost of land/cost of construction, and zoning regulations as the top three obstacles. It is clear by earlier survey responses that there is likely a large group of residents in Putnam who would be very resistant to the development of affordable housing in town. Despite the positive views on affordable housing as a general concept, there are many respondents who are worried about the realities of development in Putnam.

Q12 Please rank, in your opinion, the following potential obstacles to the development of more housing opportunities in Putnam from 1 (biggest obstacle) to 7 (smallest obstacle):

Answered: 67 Skipped: 0



Key Issues

Putnam is a beloved community for so many reasons. The Town has demonstrated an incredible resiliency as a former mill town and has continued to grow and adapt to become the community it is today. Even so, it's crucial to be reflective of the issues, both old and new, facing Putnam. This section of the Plan confronts some of the key issues Putnam struggles with. A better understanding of Putnam's challenges was particularly important for developing this Committee's recommendations.

Aging Housing Stock & Blighted Properties

The age and status of Putnam's housing stock is one of the most pressing issues facing the Town. An aging and substandard housing stock poses significant complications to development, and stresses property owners and renters alike. Most of Putnam's Housing Stock (77%) was built prior to 1980, and is considered aging. An older housing stock can be expensive to maintain and repair, which can be especially difficult to manage for low-income or elderly households. Besides the financial ramifications, aging housing can also have health and safety risks for its occupants and can cause environmental damage. Older homes in disrepair can translate to blighted properties over time. While Putnam has a blight ordinance, but the enforcement has been challenging.

The local mills and mill houses have become iconic to Putnam's landscape. The success of the recent conversion of the Cargill Falls Mill into multifamily housing should encourage other mill owners to develop their land in similar ways. Putnam's Plan of Conservation and Development has made it a goal to encourage the redevelopment of mill buildings. Furthermore, Putnam's zoning regulations feature an Industrial Heritage Overlay District, which works to encourage the redevelopment of historically and architecturally significant structures in town.

Absentee Landlords

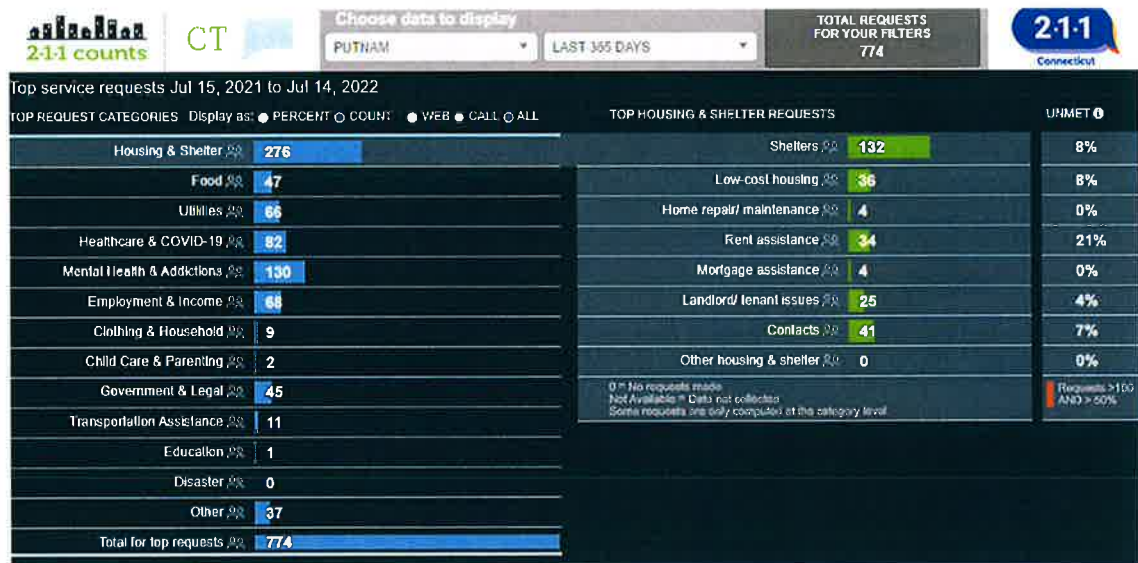
This committee, members of the public, as well as the most recent Plan of Conservation and Development (2016), have informed this Plan on the presence of absentee landlords in Town. These landlords rent out their properties to residents, but live outside of town and rarely visit the property. This type of landlord is cause for concern in Town as they do not adequately maintain their properties. In turn, many of these buildings are not up to code and force tenants to move out, oftentimes breaking their lease agreements. Putnam has made efforts utilizing Community Development Block Grants to address some of these challenges, but has struggled in preventing the root of the problem: absentee landlords that do not maintain their properties as they legally should.

Homelessness in Putnam

The 2020 US Census estimates the poverty rate in Putnam to be about 7.3%, which falls below the poverty rate of both the State and Worcester, MA-CT Metro Area (9.8% and 9.9%, respectively). While this 'poverty rate' is a somewhat complex number calculated by the US Census Bureau, the term and measure of 'low-income' might better illustrate the level of poverty in Putnam. A household is considered 'low-income' when they earn 80% of the Area Median Income or less (which translates to a household earning less than \$71,840 for the Windham County, CT HUD Metro FMR Area). About 47% of Putnam households are considered low-

income, representing 1,850 households. While a poverty or low-income status does not indicate homelessness, it puts a certain portion of the population at risk. Sudden and unexpected financial costs, such as car, home, or medical expenses, have the potential to push a family out of their home.

The actual count of homelessness in Putnam is complicated, as there are several types of homelessness, including Transitional Homelessness, Episodic Homelessness, Chronic Homelessness, and Hidden Homelessness (See Glossary for definitions). Some of these types are much more difficult to account for. For example, a subsection of the homeless population may be 'couch surfing' and only temporarily homeless for certain portions of the year.



According to [Connecticut's 211 website](#), there have been 276 service requests for housing and shelter between July 2021 and July 2022 in Putnam. Most housing and shelter requests were for shelter placement (47.8%), rent assistance (12%), and low-cost housing (13.4%). This committee has observed homelessness in Town and seeks to provide relevant solutions in this Plan. While Putnam's website provides links to various resources for homelessness, it is important to continue to review how Putnam might better serve its homeless population.

A Growing Elderly Population

With about a fifth of the population over 65 years old, Putnam must find ways to accommodate the changing lifestyle and needs of this cohort. If given the option to comfortably age in place, older residents can remain in the community they love. US Census data shows that nationally, seniors prefer to age in place as opposed to relocating as they age. According to a 2019 report by the Urban Institute, seniors are also more likely to live in older homes that will need improvements as both the building and its occupant's age. Assisting elderly homeowners with home repairs and maintenance may be of increasing importance in the coming years. For seniors who prefer to live in an assisted living situation, Putnam has limited options. While Putnam allows for Active Adult Communities, the regulations are strict in what size lots can be considered, and the types of homes that can exist in these communities.

Regulation and Policy Review

2016 Plan of Conservation and Development

Putnam's current Plan of Conservation and Development was adopted in 2016, and represents the Town's vision and goals for the following ten years. Within this document, the Housing Chapter establishes the broad goal of "[providing] safe, quality, and attainable housing, and related public facilities, for all Putnam residents." Our analysis below outlines the main goals presented in this chapter and provides a consultant commentary for each.

<u>POLICY / GOAL</u>	<u>RELEVANCE</u>	<u>CONSULTANT OBSERVATION</u>
GOAL: Provide safe, quality, and attainable housing, and related public facilities, for all Putnam residents		
<i>1.1 Objective: Institute programs that will allow "Aging in Place" i.e. planning for older adults and individuals with disabilities to remain in their homes and within the community.</i>	As Putnam's aging population grows, it's important to provide older residents with appropriate housing options. Seniors typically prefer smaller, one-story living situations. Some seniors may require homes that are accessible for wheelchairs and walkers, requiring wider doorframes and ramps instead of stairs.	Putnam has a large and growing elderly population. The Town's aging housing stock is a challenge for older residents to live in, as older homes typically lack features that senior citizens might require, such as a bedroom on the first floor, walk in showers, or wide doorframes for walkers or wheelchairs to fit through. Providing seniors with appropriate and affordable housing options may require a focus on new construction, or conversion of existing homes.
<i>1.2 Objective: Provide additional housing opportunities for the 'Millennial' generation</i>	At the time of this 2016 PoCD's adoption, most millennials were in the young adult age group. This was a large cohort in town, and they preferred specific housing types at a reasonable affordability level for their life stage. Now, many millennials are entering their 30s or even 40s, and are establishing families.	While millennials are still an important group to support, the action steps established under this recommendation might serve more residents if they were expanded to cover 'young adults,' instead. Putnam has significant number of residents in both age groups, that can both serve from the action steps such as planning for new, affordable starter housing and concentrating new apartments in the downtown. Such actions are equally critical for the broader group.

1.3 Objective: Initiate a comprehensive program to assist residents and property owners to repair, upgrade, and rehabilitate, or replace older housing units that do not meet current codes (fire, energy, accessibility, etc.)	Repairing, upgrading, and rehabilitating older housing is very important, as a large portion of Putnam's housing stock is 'aging.' As housing ages, it becomes more costly to maintain and can have environmental and health risks.	Putnam's housing stock is aging, requiring higher costs for upkeep and renovations that many owners aren't willing or able to complete on their own. Putnam's Rehabilitation Area Property Tax Deferral Program assists property owners with improving their properties but is not necessarily focused on helping owners meet the bare minimum of current codes. Finding ways to assist residents with meeting current codes prevents environmental and health issues, and blight.
1.4 Objective: Eliminate Blighted Housing	"Blight" can have very negative impacts on a neighborhood and its surroundings, possibly creating environmental and health risks, safety hazards, and decreased property values.	Putnam has long struggled to control blighted properties and has created a Blight Ordinance. Finding ways to address the quality of Putnam's housing stock while increasing the quantity of affordable housing units can not only eliminate blight, but prevent it in the first place.
1.5 Objective: Initiate new measures to ensure decent and safe affordable housing, including maximizing opportunities for Smart Growth, establishing Community Land Trust partnerships, and collaborating with affordable housing developers to generate housing options.	The promotion of concepts like Smart Growth, and affordable housing in general, are great ways to create a grow a healthy, sustainable community.	This goal (intentionally or not) very much plays into the other goals of providing housing opportunities that are attractive and affordable to millennials and the elderly. Both groups often prefer communities that are walkable and easy to navigate, and often will need and seek out affordable housing options.
1.6 Objective: Revitalize and rehabilitate the existing housing stock of neighborhoods in Town where needed	Targeting areas for revitalization and rehabilitation is critical to the future of the Town's housing stock, as much of it is aging and blighted. Making a gameplan to address these properties is responsible and forward-thinking.	Much of Putnam's housing stock is aging, and the Town has struggled to control blight in certain areas. Recognizing these areas and focusing efforts on providing aid to these neighborhoods will prevent a range of issues that can stem from such problems being ignored over time. Putnam's Rehabilitation Area Property Tax Deferral program has created incentives for property owners to improve their homes.

1.7 Objective: Work toward the elimination of homelessness in Town	Rates of homelessness in CT have improved in the last decade, but difficult economic conditions will always cause spikes in homelessness. Affordable Housing is not only a solution to homelessness, but a preventative measure.	Putnam has provided online resources for those who are experiencing or know someone who is experiencing homelessness. The Town's continued efforts with Affordable Housing will hopefully prevent and bring more solutions to homelessness in town as well.
1.8: Provide assistance for properties that are facing foreclosure	Properties can quickly fall into disrepair when they are foreclosed if they are not already. This exacerbates blight, and can pose health and safety risks, as well as have implications for surrounding property values.	The only action item suggested for preventing foreclosure is to work with local banks and leaders to make an early warning system for properties in distress. This might not directly assist the improvement of such properties. The Town could benefit from setting a more specific goal/objective, like preventing foreclosure by creating a town fund for at-risk properties to make improvements.
1.9 Objective: Modify zoning and subdivision regulations to bring about Smart Growth and innovative solutions to 21st Century housing issues	Smart Growth emphasizes the importance of walkable downtown, and the benefits of density. It promotes mixed-use communities, rather than having separate and unrelated housing and business goals.	This goal represents Putnam's commitment to addressing housing in a holistic way, recognizing the role of walkable neighborhoods in creating a sustainable community. Targeting affordable housing development in a similar way will ensure that Putnam does not grow in inappropriate areas of Town. Focusing housing in a denser capacity and revising zoning regulations to reflect the preference of higher density housing can help Putnam meet its goals in this area.

Zoning Regulations

The limitations and allowances of a Town's zoning regulations ultimately control what kind of development occurs in Town. Reading closely for the regulations involving residential development presents how the development of affordable housing may be restricted in Town, and suggests what ways the Town might wish to tweak these regulations.

<u>TOPIC</u>	<u>RELEVANCE</u>	<u>REGULATION</u>	<u>CONSULTANT OBSERVATION</u>
<i>Residential Density</i>	Increasing density allows for more housing units on a given parcel of land, increasing financial viability and lowering costs.	Putnam's has several residential districts, many of which are oriented for single family detached homes at varying levels of density, specifically in the AG2, R40, R20 districts. Such districts fall further from Putnam's center / Special Services District and have limited access to public sewer and water. The R10, R7, and NC districts allow for higher density residential development in areas of Town with utility service. In areas of Town without sewer or water service, minimum lot sizes are 1 acre. For those areas of Town with service, minimum lot sizes range from 7,000 square feet for the R7 district, to 40,000 square feet for R-40 Multifamily uses.	Most minimum lot sizes in Town are under an acre for single family, duplexes, and multifamily in Putnam's higher density residential districts. These districts have public sewer and water access, making smaller lot sizes appropriate and viable. Sewer and water make larger, multifamily housing less complicated and expensive to develop.
<i>Multifamily</i>	Housing trends indicate that not all in search of housing want or can afford a single family detached home. Multifamily options are particularly sought after by young adults, young families, and older folks looking to downsize. They also tend to be the more affordable option when compared to single family detached structures.	About half of Putnam's residential districts allow for multifamily housing, namely the R-40, R-20, R-10, and R-7 Districts. Currently, no multifamily (besides duplexes/two-family homes) are allowed as of right. Applicants must instead obtain a Special Permit. Single family homes are far easier to build in all of Putnam's residential district (besides the Neighborhood Commercial District), allowed as of right (via a standard Permit).	Putnam's diverse housing stock, and lack of vacant units, implies that where Putnam builds multifamily, residents and new residents will fill its units. Although Putnam has allowed multifamily in many of its districts, it is still not as obviously incentivized as Single Family. Striking a balance with both where appropriate is key, but the Town could certainly consider allowing smaller-scale multifamily as of right in the zones that already allow multifamily via Special Permit.

<i>Mixed Use</i>	Allowing a residential dwelling unit within a commercial building diversifies the rental income for the building owner, which also increases confidence in investment while putting "feet on the street" in Putnam's commercial areas.	The Neighborhood Commercial District's purpose is to provide a mixed-use environment of residential and commercial uses within proximity to the center of Putnam. This is the only zone that explicitly allows for residential-commercial mixed-use.	Mixed use buildings bring many benefits to a community, creating vibrancy and walkable neighborhoods. This is something Putnam appears to value greatly. The Town could further incorporate mixed use designations in more of its district, namely the Putnam Downtown District, which could help to spur this type of development in an appropriate area.
<i>Elderly/Age-restricted Housing</i>	Accommodating the elderly population's housing needs is important, as a large percentage of them plan to downsize as they age. They favor a more specific type of home, one that is accessible, and cheaper to afford and maintain on a limited income.	Putnam's Zoning Regulations currently only allow for "Active Adult Housing," by Special Permit in the R20, R10, R7, and Industrial Heritage Overlay District (IHOD) zones. Active Adult Housing is a broad term encapsulating the development of elderly, assisted elderly, and active adult housing. These developments can only be single family detached units.	With a large and growing elderly population in Town, Putnam might see benefits from allowing a denser version of an Active Adult Community. Allowing developments to be multifamily or duplexes can accommodate far more residents and will leave a smaller footprint on the community than a large and sprawling 10-acre development.
<i>Multifamily Conversions</i>	Allowing property owners the option to convert their single family homes into multifamily can essentially create new income for the owner, and new housing options for the community.	Through a Special Permit, a Single family detached dwelling existing prior to January 1, 1957, may be converted into and used as a two-family.	Putnam's regulations regarding residential conversions are somewhat strict. Although so much of Putnam's housing stock has indeed existed prior to 1957 and is therefore eligible for conversion, this excludes newer single-family homes in Putnam, whose property owners might seek to convert to a duplex. Putnam could also consider allowing the conversions to expand beyond duplexes if the property size, zone etc. allows.

<i>Accessory Dwelling Units</i>	Accessory Dwelling Units (ADUs) allow owners of single-family homes essentially an additional property right, to construct an ADU within certain regulated guidelines. Owners can have family, friends, or other tenants occupy these units, and even earn a monthly income via rent from ADUs.	Putnam's regulations do not currently allow for ADUs, although the regulations do allow for the renting of rooms within a dwelling to not more than two non-transient persons. Public Act 21-29 requires municipalities to allow Accessory Apartments on all lots that contain single family homes. Towns may opt-out.	ADUs can bring great benefits to a community of homeowners and creates naturally occurring affordable housing opportunities for residents in Town. While Putnam might not desire to opt-in fully to the State's ADU statute, the Town could consider implementing its own unique regulation that suits Putnam.
<i>Inclusionary Zoning</i>	Inclusionary Zoning is a policy that requires developers to set aside a certain percentage of units in a development over a certain size as Affordable Housing. This policy is at no cost to the Town and puts the onus on the private market to dedicate more units to Affordable Housing. If Town policy allows, developers may opt-out and instead pay a "Fee in Lieu" into a Housing Trust Fund. This fund is Town managed and used for housing-related projects.	The Town does not currently have a policy for Inclusionary Zoning.	Inclusionary Zoning is becoming a common tool for increasing the supply of Affordable Housing across the State. Allowing a fee in lieu to be paid into a housing trust fund could help Putnam with the funding needed to repair and maintain blighted properties, or those who need assistance getting their older homes up to code.

Other Relevant Town Policies

Putnam has created several programs and ordinances for community and economic development, most of which are run through the Assessor's office. Below are the current programs facilitated by the Town of Putnam:

- **Area Property Tax Deferral Program** → This Town program encourages property owners to maintain and improve their properties by offering a deferral of increases in property taxes to those owners who have invested in property improvements.
- **Renters Rebate** → This State program is for renter resident who are either over 65 or completely disabled and meet state income guidelines. Through an application process, these renters receive a rebate check from the State of Connecticut.
- **Circuit Breakers / Homeowners Program** → This Town program is for elderly or totally disabled persons who meet income guidelines. The relief is provided via a credit that appears on the taxpayer's real estate tax bill in July. The amount of credit is based on income.

- **Blight Ordinance** → Putnam's current blight ordinance was approved in 2019 and has clearer policies and procedures for enforcement than the previous ordinance. Owners who fail to respond to a notice that they are in violation, can be fined \$100 per day. If those fines remain unpaid, a notice can then be filed with the Superior Court, and ultimately even a lien being placed on the property.

Many of Putnam's programs are oriented toward the elderly population in town, requiring a 65+ age minimum for eligibility, or a complete disability. While this is certainly a population where the need for such assistance is real and urgent, the Town could see benefits from creating programs that target low-income (/income eligible) young adults and families in addition to the older age groups. Similarly, while the Rehabilitation Property Tax Deferral Program target an area and those properties than need assistance the most, that area still limits what property owners are eligible to receive assistance. Expanding these programs or creating new programs for a broader group of those in need, can help more residents stay safe and healthy in their homes.

Committee and staff input has also informed us that there seems to be a lack of interest in programs like the Putnam Rehabilitation Areas and Rehabilitation Property Tax Deferral Program. Such programs can have a tremendous impact on residents, but without sufficient public information and advertising efforts, the reach of such assistance is naturally limited. In developing future programs, Putnam should emphasize public education and information sessions to promote them.

Based on committee discussion on the various conclusions drawn from Putnam's current and projected demographics and housing situation, community survey input, as well as analyses of town policies and regulations, the next section presents a set of recommendations to guide the development of affordable housing in Putnam over the next five years.

Recommendations for Action

Based on this Plan's understanding of Putnam's community and its needs, the Committee has developed the following recommendations to increase Affordable Housing in town over the next five years. The following recommendations are broken down into three larger goals: administrative, regulatory, and policy changes.

Goal #1: Make improvements to Putnam's administrative systems to facilitate housing development and provide ease of access to resources.

Action 1.1: Create a webpage as part of Putnam's main website that provides resources and links to information on housing in Town. Dedicating a webpage to housing information creates a useful, centralized resource for residents to use when they want to know more about town policies, relevant agencies, or housing-related opportunities. Improving communications between the town and the community can connect more residents to the resources and support they need.

Action 1.2: Designate a municipal official as an affordable housing "point person" who coordinates with other municipal staff to help implement Putnam's affordable housing goals. Plans can lose their effectiveness if there is no established department, staff or person charged with leading initiatives. Knowing who exactly to contact for housing related questions supports affordable housing by limiting interdepartmental confusion.

Goal #2: Make modifications to Putnam's Zoning Regulations to promote housing opportunities and maintain housing quality in Town.

Action 2.1: Allow conversions of single-family homes to duplexes as of right, and regardless of the year of construction. Currently, Putnam's regulations only permit conversions for older homes constructed prior to 1957, which puts multifamily housing in aging homes, and excludes homeowners from this opportunity. The regulations also require a special permit, which can be costly and time consuming, thus discouraging residents from converting their homes. Allowing any single-family home to be converted into a two-family home by right can increase multifamily housing stock and create more affordable housing opportunities in Town.

Action 2.2: Reduce minimum lot size per dwelling unit and encourage multifamily development in Putnam's Special Services District. Connected to both water and sewer, the Special Services District can support much smaller lot sizes. In reducing the minimum lot size per dwelling unit in this district, smaller and therefore less expensive buildings can be constructed, and residential density increased; these factors contribute positively to housing affordability. Currently, the Special Services District includes the R-7, R-10, and R-20 zones, which require a minimum lot size per dwelling unit of 7,000, 10,000, and 20,000 square feet, respectively. Reducing both the R-20 and R-10 to 7,000 square feet will allow for smaller, less expensive developments. Another simplification to consider in conjunction with reducing minimum lot sizes, is to allow multifamily

housing as of right in the R-10 and R-7 zones. Combined, these two streamlined approaches can increase affordable housing opportunities significantly.

Action 2.3: Establish small multifamily units as an allowable use for former dormitory structures in Putnam. Smaller forms of multifamily housing, such as single room occupancies ("SROs") are becoming popular ways to develop affordable housing, especially in communities with large proportions of young adults or small households. In Putnam, where just under 70% of households are comprised of 1-2 people, this housing type would be much appreciated and sought after. By allowing the former dormitories in Putnam to be converted into this type of housing, the Town can increase affordable housing opportunities.

Goal #3: Make town-wide commitments to furthering affordable housing options for residents.

Action 3.1: Adopt an Inclusionary Zoning regulation per CGS Section 8-2i, including a Housing Trust Fund for new multifamily development. Inclusionary Zoning can require developers to set aside a certain amount of units in a project over a certain size for low- or moderate-income residents OR can require a Fee in Lieu paid into a Housing Trust Fund which can eventually be used to further housing opportunities in Putnam. Using the power of the private development market, Inclusionary Zoning creates affordable housing opportunities at no cost to the Town.

Action 3.2: Create an Affordable Housing Trust Fund (independently or in conjunction with Inclusionary Zoning). Having a funding stream for affordable housing initiatives is incredibly valuable and can push Putnam to accomplish many of the previously mentioned action items. Whether the fund is a part of Inclusionary Zoning, or its own separate fund for Affordable Housing – this trust fund can be used to financially support homeowners with repairs and maintenance, blight remediation, or for those at risk of foreclosure.

Action 3.3: Engage and partner with land banks to ensure that foreclosed properties are sold and developed with the long-term interest of the community and surrounding property owners in mind. Land Banks are public authorities created to acquire, hold, manage, and develop tax foreclosed properties. Through a land bank, communities can make sure that tax-foreclosed properties are sold and developed with the community's vision and interests in mind.

Appendix A - Glossary

Affordable Housing: The term “affordable housing” can be broken down into two categories: *subsidized affordable housing* and *naturally occurring affordable housing*.

Subsidized affordable housing is often called “Capital A Affordable Housing” and refers to housing made affordable by nonprofit or government subsidies instead of the private market. Examples of Affordable Housing range from programs like tenant rental assistance, CHFA/USDA mortgages, and Low-Income Housing Tax Credits, to apartments managed by nonprofits.

Naturally occurring affordable housing (sometimes called “NOAH”) is regular, market-rate housing that just so happens to be affordable and within budget for many families. This type of housing is available to anyone, and not subsidized through a government or nonprofit. Most affordable housing in the United States is naturally occurring. Many towns and cities might have older houses that are not as well-maintained compared to newer, more desirable development occurring elsewhere in town, and therefore has a lower, affordable price tag.

Area Median Income (AMI): Median income in a given county or metropolitan region, determined by the US Department of Housing and Urban Development (HUD) on an annual basis. It is often used to determine eligibility for affordable housing programs, and often expressed as a percentage. A shortcoming of using AMI is that it does not consider the often stark differences in median income between zip-codes and even neighborhoods, and can therefore distort data; for this reason, this report considers a number of factors that tell the holistic story of Putnam’s housing situation, rather than just looking at one piece. An explanation of how this calculation is conducted can be found on the Department of Housing and Urban Development’s [website](#).

Cost-burdened: A term used to describe households spending 30% or more of annual income on housing costs. Data on cost-burdened households is collected through the American Community Survey (ACS). The ACS collects this data from a sample pool of households on a monthly basis, and aggregates these samples into one, three-, and five-years periods. This report uses five-year estimates, as they are considered the most accurate, particularly for smaller geographic areas.

CT General Statutes (CGS)

CGS 8-30g: In 1989, the CT General Assembly enacted Connecticut General Statutes (CGS) Section 8-30g, the “Connecticut Land Use Appeals Procedure,” establishing an appeals process to override rejections of affordable housing proposals by local zoning boards. So long as the town’s housing stock includes less than 10% Affordable Housing, developers can appeal a zoning denial in court. Unless the local zoning authority can point out an obvious health or safety concern, municipalities with less than 10% affordable housing units cannot deny such proposals. HUD calculates income and rental limits using the State Annual Median Salary, which is currently \$102,600.

CGS 8-30j: This 2017 statute builds on CGS 8-30j, requiring that at least once every five years, Connecticut municipalities prepare or amend and adopt an affordable housing plan to increase the number of affordable housing options in the town. The broad language of the statute allows towns flexibility in their plan's development and implementation

Types of Homelessness

Transitional Homelessness is the most common type of homelessness and is characterized by a major life change or event. Someone experiencing divorce, the loss of a family, personal crisis or a health condition can qualify in this category. Transitional Homelessness is typically short-term.

Episodic Homelessness occurs when someone is unhoused at least three times within one year. Many people in this category are younger or have a disabling condition like a physical or mental health condition, or a substance use disorder. Many episodically unhoused people also work a minimum wage or seasonal job.

Chronic Homelessness is when an unaccompanied individual with a disabling condition has been homeless for more than a year. Chronically unhoused people tend to have a variety of long-term, complicated issues that prevent them from escaping homelessness.

Hidden Homelessness occurs when an individual lives with others temporarily, without a permanent home. Because they tend to be 'couch-surfers' and are not seeking outside resources, the real number of these individuals is unknown.

Appendix B - Community Survey Results

