

Zoning Commission Hybrid Meeting Minutes
March 15, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Liz Thompson, Douglas Taylor, Nick Huston

Absent: Lisa-Jean Gifford

Agenda:

Opened 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.

Mark D'Addabo owner of the complex reviewed his application with the Commission. Liz Thompson brought to his attention her concerns about the traffic coming in from Putnam onto Hawkins Road going in the parking lot and how traffic cuts right across in front of oncoming traffic coming down from Hawkins Road. Robert Guillot of Hawkins Road was in agreement it was a problem. Edward Artiaco of 271 East Putnam Road expressed concerns about the parking and where the entrance is located. Mark D'Addabo reviewed the regulations stating his proposal meets the parking requirements. David Pomes of 257 Sabin Street unit # 10 questioned if it would include both medical and retail sales. No answer could be given as there is no tenant in place as of yet. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR

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.

Cory Hoover explained to the Commission how she had just relocated to Putnam and would like to set up a riding program. Nick Huston questioned if she would only have the six horses. Cory explained that if there was a need with the as the program developed she would and they would be owned by her. Motion by Nick Huston to close the public hearing second by Liz Thompson. ALL WERE IN FAVOR.

Regular Meeting:

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

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

Correspondence: None

New Business:

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

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

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

Motion by Douglas Taylor to approve, second by Liz Thompson. ALL WERE IN FAVOR.

Other Business:

Carly Deluca stated that rather than presenting the entire plan, she would be focusing on the last three pages of recommendations. Carly Deluca and Bruce Fitzback reviewed the plan with the Commission members, with significant review and discussion on existing Special Permit requirements and as-of-right options for affordable housing. Discussion included parking requirements and the need for vehicles to drive to employment. Carly Deluca informed the Commission that there had been changes made to the copy the Commission had received, as the version is still in draft form. Carly Deluca stated she would get the recent changes to the Commission and would come back before the Commission at their April 19, 2023 meeting for input and request Zoning Commission approval of the Plan at that time.

Edward & Carol Artiaco – Storage of Manure

A letter is placed on file, submitted by the Artiaco’s stating their concerns and frustrations about the improper storage of manure on their neighbor’s property located at 727 Providence Pike.

The owner of 727 Providence Pike was present and stated that the manure is a compost pile and that it is used for his personal use and that any excess would be transported to 100 acre farm that his friend owns. Patricia Hedenberg informed Edward Artiaco to contact the Northeast District Department of Health as the Zoning Commission does not have jurisdiction.

Accepting of New Applications for April 19, 2023 meeting.

An application was received for a rear lot. Motion by Nick Huston to accept the application, second by Patricia Hedenberg. ALL WERE IN FAVOR.

Motion by Liz Thompson to adjourn at 8:55 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

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