

## **Zoning Board of Appeals Hybrid Meeting**

**April 18, 2023 7:00 P.M.  
Putnam Municipal Complex  
Room 201 2<sup>nd</sup> Floor  
200 School Street  
Putnam, CT**

Join Zoom Meeting

<https://us06web.zoom.us/j/86920575474?pwd=eUNjMzVaMmxiaUhiRXlxdzhMUlBaZz09>

Meeting ID: 869 2057 5474

Passcode: rRJ3LM

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 869 2057 5474

Passcode: 488154



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

Zoning Board of Appeals Hybrid Meeting  
April 18, 2023 7:00 P.M.  
Putnam Municipal Complex  
Room 201 Second Floor  
200 School Street, Putnam, CT

**Agenda:**

Public hearing on Appeal # 2023-001 McGee Automotive Family, Toyota of Hanover request for a Certificate of Approval of Location in accordance with Section 210 of the Town of Putnam Zoning Regulations. Variance request in accordance with Section 210.E.8 location of driveway entrance/exit within 200' of a road intersection. Variance request of 18' S.F. in accordance with Section 602.J.3.b for the freestanding sign area. Property located at 76 & 88 Providence Pike, Town Assessors Map 026, Lots 8 & 28, Zoned Highway Commercial. VOTE REQUIRED

**Regular Meeting:**

Review minutes of the January 17, 2023 meeting. VOTE REQUIRED

**Correspondence:**

**Public Participation:**

New Business: VOTE REQUIRED

Appeal # 2023-001 McGee Automotive Family, Toyota of Hanover – Certificate of Approval of Location  
Variances

Other Business: POSSIBLE VOTE REQUIRED

Accepting of New Applications for public hearing at the May 16, 2023 meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes

January 17, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street, Putnam, CT

Present: Joseph Nash-Chairman, Scott Zadora, Robert Greene, Mike Bogdanski

Absent: Glenn Godley

Agenda:

Opened public hearing on Appeal # 2022-005 Vachon Putnam, LLC request for a modification to the Certificate of Approval of Location in accordance with Section 210, B-1 of the Town of Putnam Zoning Regulations. Property located at 139 Pomfret Street, Town Assessors Map 014, Lot 045, Zoned Highway Commercial. Greg Glaude from Killingly Engineering reviewed the expansion of the building footprint with the Board. He explained that the intent is to combine the two parcels into one up front with the existing. He was instructed that once they were combined to come back before the Board to request approval of the entire footprint. Motion by Mike Bogdanski to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR

Opened public hearing on Appeal # 2022-006 Patrick J. Kelly request for a 3 foot variance to increase the height of the garage under construction from the required 15 feet to 18 feet in accordance with Section 401 of the Town of Putnam Zoning Regulations. Property located at 21 Church Street, Town Assessors Map 015, Lot 49, Zoned GC. Patrick Kelly explained to the Board how he had started the construction of the garage that was previously approved by the Board. He is requesting the 3 foot variance allowing him more head room for the storage area above. Motion by Scott Zadora to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the November 15, 2022 meeting.

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

Correspondence: None

Public Participation: None

New Business:

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

Motion by Scott Zadora to approve, second by Mike Bogdanski. ALL WERE IN FAVOR.

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

Motion by Mike Bogdanski to grant the 3 foot variance, second by Scott Zadora. ALL WERE IN FAVOR.

Other Business:

Election of Officers:

Motion by Mike Bogdanski to keep the same slate of officers with Joseph Nash as Chairman and Scott Zadora as Vice Chairman, second by Robert Greene. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing at the February 21, 2023 meeting. None

Motion by Mike Bogdanski to adjourn at 7:29 P.M., second by Robert Greene. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy. Please note these minutes have not been accepted by the Board and will be placed on their next meeting agenda.



March 30, 2023

Ms. Brenda Roy  
Land Use Administrative Assistant  
Town of Putnam  
200 School Street, Putnam CT 06260

Re: Proposed Toyota Dealership  
AP 26 Lots 8 & 28  
76 & 88 Providence Pike (Route 44), Putnam CT

Dear Ms. Roy,

On behalf of the applicant, McGee Automotive Family, we are submitting the following documents for a Zoning Board of Appeals review to obtain a Certificate of Approval for the automotive sales use, and for dimensional variance approval. Listed below are the items enclosed for this submittal;

- One (1) Application to the Zoning Board of Appeals and second page descriptions
- One (1) Application Fee (\$160.00)
- One (1) Radius Map
- One (1) Mailing labels for immediate abutters, and abutters list in PDF format
- One (1) Site Plan Set – 24"x36" size (dated March 2023)
- One (1) Site Plan Set – 11"x17" size (dated March 2023)

Please note that an electronic submission for the above items will also be emailed to you, and to Chad Sessums. With this submittal we are respectfully requesting to be placed on the April 18, 2023 Zoning Board of Appeals meeting agenda.

As I understand, your office will be mailing the meeting notice to the abutters and if necessary, coordinating newspaper notices. However, if you require our office to do any of these notifications, please let me know.

If there are any comments or questions, or additional plans, documents or information needed, please contact me at [brian.king@crossmaneng.com](mailto:brian.king@crossmaneng.com) or at 401-738-5660, extension 26. We will immediately provide this information to you. Thank you for your assistance.

CROSSMAN ENGINEERING

*Brian R. King*

Brian R. King PE  
Senior Project Manager

enclosures

PLEASE SUBMIT APPLICATION  
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. \_\_\_\_\_

TOWN OF PUTNAM  
ZONING BOARD OF APPEALS  
PUTNAM, CONNECTICUT 06260

DATE: \_\_\_\_\_

FEE: \_\_\_\_\_  
Amount Check #

- \_\_\_\_ APPLICATION FOR SPECIAL EXCEPTION  
X VARIANCE FROM THE ZONING ORDINANCE  
X CERTIFICATE OF APPROVAL OF LOCATION  
\_\_\_\_ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: McGee Automotive Family, Toyota of Hanover  
ADDRESS & TELEPHONE NO. 880 Washington Boulevard, Hanover, MA 02339 (781) 826-8333
- 2.) OWNER OF LAND Sean & Michael Putnam LLC  
ADDRESS (AP 26 Lot 8: 45 Tara Dr., Norwell, MA 02061). (AP 26 Lot 28: 41 Polk Street, Duxbury, MA 02332)
- 3.) PREMISES LOCATED AT: MAP 26 LOT 8 & 28 STREET CARD NO. \_\_\_\_\_
- 4.) ZONE HC AREA OF LOT 13.73 acres FRONTAGE 547.5'
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:  
1. Certificate of Approval per Section 210, Automotive Sales, Service, Autobody Repair, Automotive Service Garage  
2. Variance to Section 210.E.8 - Driveway distance to intersection (see attached explanation)  
3. Variance to Section 210.E.8 Distance to Residential Zone (see attached explanation)  
4. Variance to Section 210.F Side yard setbacks (see attached explanation)  
5. Variance to Section 602.J.3.a Number of Building Signs (see attached explanation)  
6. Variance to Section 602.J.3.a.i Commercial District building sign area (see attached explanation)  
7. Variance to Section 602.J.3.b Freestanding sign area (see attached explanation)

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED \_\_\_\_\_  
DATE REJECTED \_\_\_\_\_

  
SIGNATURE OF APPLICANT DATE \_\_\_\_\_

**ZONING BOARD OF APPEALS SUBMISSION**  
**For**  
**Proposed McGee Toyota Dealership**  
**76 & 88 Providence Pike Putnam, CT**  
**AP 26 Lots 8 & 28**  
**March 2023**

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**Zoning Board of Appeals - Certificate**

A Zoning Board of Appeals Certificate of Approval is required for the location of an Automotive Sales, Service and Repairs use, in accordance with Section 2-4 of Public Act No. 03-184 of the State of Connecticut as amended.

**Requested Variances (Town of Putnam Zoning Regulations)**

1. A variance is required to Section 210.E.8 for having a driveway entrance/exit within 200' of a road intersection.  
Required = 200'  
Proposed:
  - Westerly Driveway = 0' (at Hawkins Rd. intersection)
  - Easterly Driveway = 135' to Hawkins Rd.
  - Easterly Driveway = 85' to Kunitz Rd.
2. A variance may be required to Section 210.E.8 for the back wetland portion of the lot being adjacent to a residential zone.  
Required = 200'  
Proposed = 600'+ (Proposed improvements to R-40 zone)  
Note: Property line abuts R-40 zone.
3. A variance is required to Section 210.F for the side yard setback.  
Required = 50'  
Proposed = 40'
4. A variance is required to Section 602.J.3.a for one wall mounted sign for building  
Required = 1 sign  
Proposed = 5 signs
5. A variance is required to Section 602.J.3.a.i for building sign area  
Required = 1 sf per linear ft of building frontage or 35 sf max.  
Proposed = 108 sf (total of the 5 signs)
6. A variance is required to Section 602.J.3.b for freestanding sign area  
Required = 30 sf  
Proposed = 48 sf

CROSSMAN ENGINEERING  
151 CENTINELLE ROAD  
WARREN, RI 02886-4535



23392

PAY EXACTLY ONE HUNDRED SIXTY DOLLARS

03/28/2023  
DATE

\*160.00  
AMOUNT

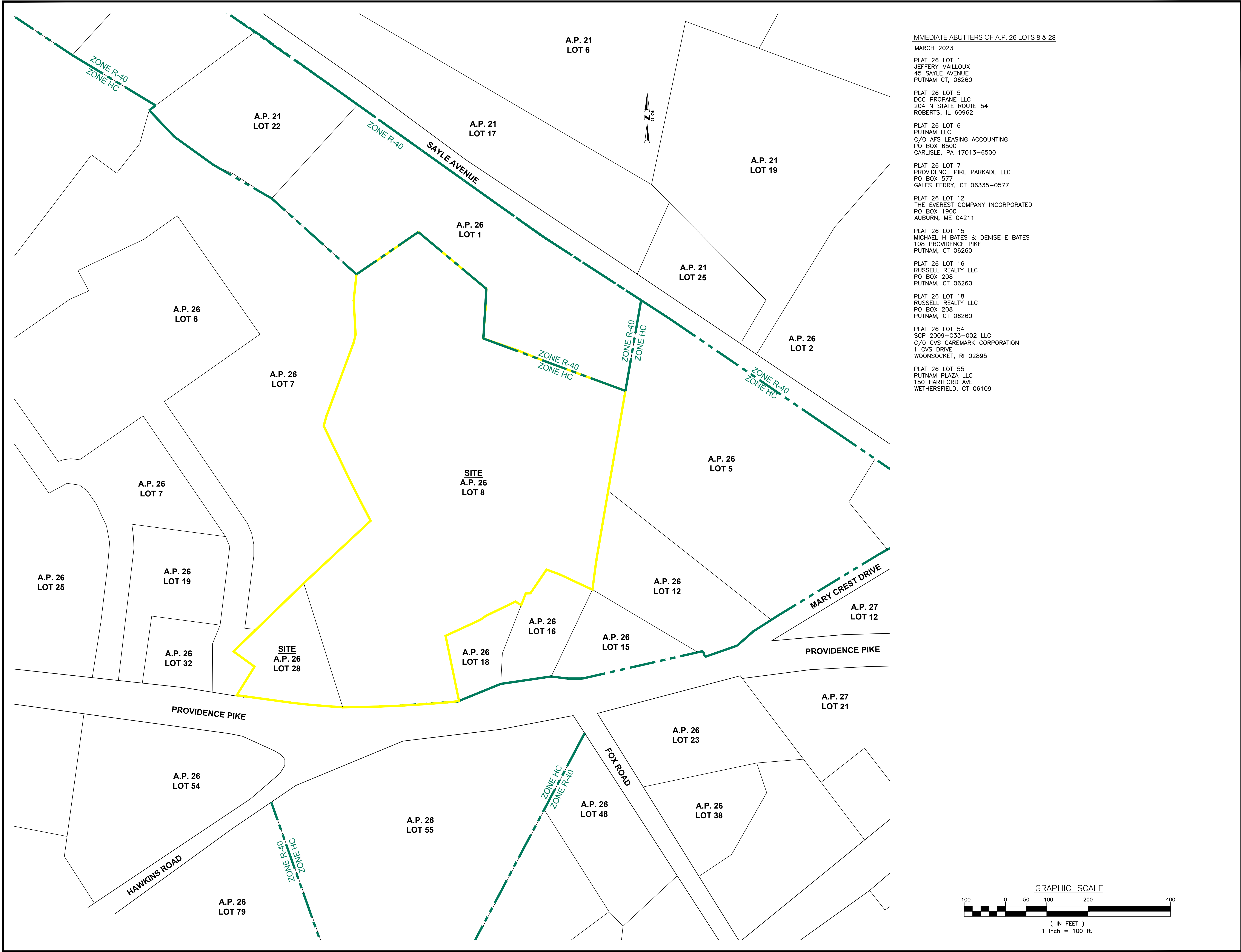
TO THE  
ORDER  
OF  
TOWN OF PUTNAM



*Karen Quinjo*  
AUTHORIZED SIGNATURE

Security Features. Details on back.

⑆023392⑆ ⑆21159025019372554⑈



IMMEDIATE ABUTTERS OF A.P. 26 LOTS 8 & 28

MARCH 2023

PLAT 26 LOT 1  
JEFFERY MAILLOUX  
45 SAYLE AVENUE  
PUTNAM CT, 06260

PLAT 26 LOT 5  
DCC PROPANE LLC  
204 N STATE ROUTE 54  
ROBERTS, IL 60962

PLAT 26 LOT 6  
PUTNAM LLC  
C/O AFS LEASING ACCOUNTING  
PO BOX 6500  
CARLISLE, PA 17013-6500

PLAT 26 LOT 7  
PROVIDENCE PIKE PARKADE LLC  
PO BOX 577  
GALES FERRY, CT 06335-0577

PLAT 26 LOT 12  
THE EVEREST COMPANY INCORPORATED  
PO BOX 1900  
AUBURN, ME 04211

PLAT 26 LOT 15  
MICHAEL H BATES & DENISE E BATES  
108 PROVIDENCE PIKE  
PUTNAM, CT 06260

PLAT 26 LOT 16  
RUSSELL REALTY LLC  
PO BOX 208  
PUTNAM, CT 06260

PLAT 26 LOT 18  
RUSSELL REALTY LLC  
PO BOX 208  
PUTNAM, CT 06260

PLAT 26 LOT 54  
SCP 2009-C33-002 LLC  
C/O CVS CAREMARK CORPORATION  
1 CVS DRIVE  
WOONSOCKET, RI 02895

PLAT 26 LOT 55  
PUTNAM PLAZA LLC  
150 HARTFORD AVE  
WETHERSFIELD, CT 06109

GRAPHIC SCALE



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

Crossman Engineering

Rhode Island  
151 Centerville Road  
Warwick, RI 02886  
Phone: (401) 738-5660

Massachusetts  
103 Commonwealth Avenue  
North Attleboro, MA 02763  
Phone: (508) 695-1700

Email: cel@crossmaneng.com

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PROJECT TITLE:

**PROPOSED  
MCGEE TOYOTA  
PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT**

PREPARED FOR:

**MCGEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD.  
HANOVER MA 02339**

DRAWING TITLE:

**RADIUS MAP**

DATE:

MARCH 2023

SCALE:

1"=100'

DWG. NAME:

2739-02-RADIUS.dwg

REVISIONS

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NUMBER

REMARKS

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IMMEDIATE ABUTTERS OF A.P. 26 LOTS 8 & 28  
MARCH 2023

PLAT 26 LOT 1  
JEFFERY MAILLOUX  
45 SAYLE AVENUE  
PUTNAM, CT. 06260

PLAT 26 LOT 5  
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204 N. STATE ROUTE 54  
ROBERTS, IL 60962

PLAT 26 LOT 6  
PUTNAM LLC  
CO-OWNER: AFS LEASING ACCOUNTING  
PO BOX 6500  
CARLISLE, PA 17013-6500

PLAT 26 LOT 7  
PROVIDENCE PIKE PARKADE LLC  
PO BOX 577  
GALES FERRY, CT 06335-0577

PLAT 26 LOT 12  
THE EVEREST COMPANY INCORPORATED  
PO BOX 1900  
AUBURN, ME 04211

PLAT 26 LOT 15  
MICHAEL H BATES & DENISE E. BATES  
108 PROVIDENCE PIKE  
PUTNAM, CT 06260

PLAT 26 LOT 16  
RUSSELL REALTY LLC  
PO BOX 208  
PUTNAM, CT 06260

PLAT 26 LOT 18  
RUSSELL REALTY LLC  
PO BOX 208  
PUTNAM, CT 06260

PLAT 26 LOT 54  
SCP 2009-C33-002 LLC  
C/O CVS CAREMARK CORPORATION  
1 CVS DRIVE  
WOONSOCKET, RI 02895

PLAT 26 LOT 55  
PUTNAM PLAZA LLC  
150 HARTFORD AVE.  
WETHERSFIELD, CT 06109

ZONING SUBMISSION

FOR

PROPOSED MCGEE TOYOTA DEALERSHIP

PLAT MAP 26, LOTS 8 & 28

ZONING DISTRICT: HC

HIGHWAY COMMERCIAL DISTRICT

76 & 88 PROVIDENCE PIKE (ROUTE 44)

PUTNAM, CONNECTICUT

**OWNER**  
AP 26 LOT 8 (88 PROVIDENCE PIKE)  
SEAN & MICHAEL PUTNAM LLC  
45 TARA DRIVE  
NORWELL, MA 02061

AP 26 LOT 28 (76 PROVIDENCE PIKE)  
SEAN & MICHAEL PUTNAM LLC  
41 POLK STREET  
DUXBURY, MA 02332

**APPLICANT**  
MCGEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD  
HANOVER, MA 02339

**ENGINEERS and LAND SURVEYORS**



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

**CROSSMAN ENGINEERING**

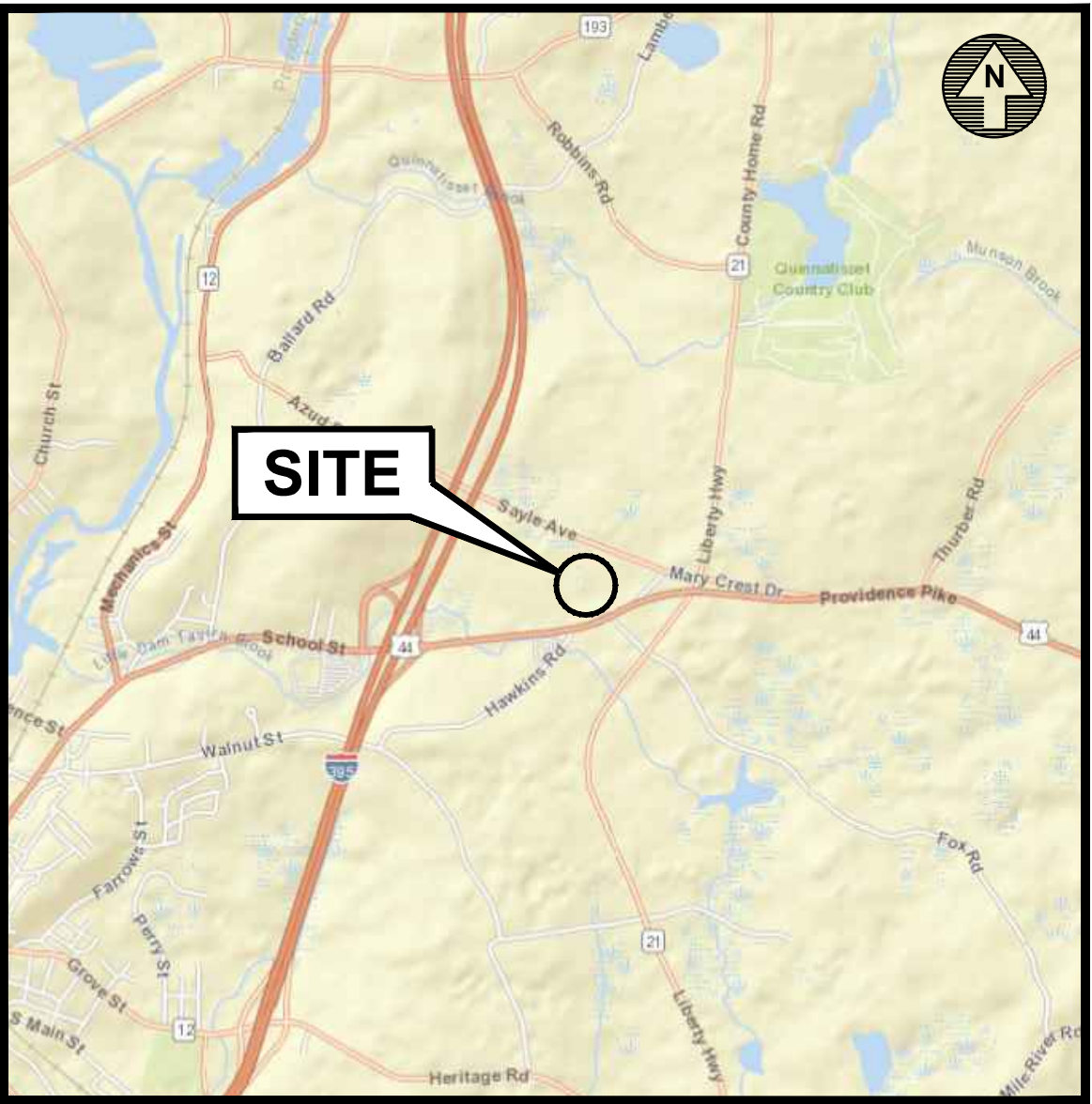
**Rhode Island**  
151 Centerville Road  
Warwick, RI 02886  
Phone: (401) 738-5660

**Massachusetts**  
103 Commonwealth Avenue  
North Attleboro, MA 02763  
Phone: (508) 695-1700

Email: cel@crossmaneng.com

**ARCHITECT**  
CURTIS ARCHITECTURAL GROUP  
36 BURRAGE ROAD  
NEWTON, MA 02459

**SURVEYOR**  
ARCHER SURVEYING LLC  
18 PROVIDENCE ROAD  
BROOKLYN CT 06234



**LOCATION MAP**  
NOT TO SCALE

**INDEX OF DRAWINGS**

| <u>DRAWING No.</u> | <u>PLAN</u>                         |
|--------------------|-------------------------------------|
| C1                 | RADIUS MAP                          |
| C2                 | AERIAL MAP                          |
| C3                 | SITE LAYOUT PLAN                    |
| C4                 | PRELIMINARY GRADING & DRAINAGE PLAN |
| C5                 | PRELIMINARY UTILITY PLAN            |
| C6                 | CONCEPTUAL LANDSCAPE PLAN           |

**REFERENCE PLANS**

BOUNDARY SURVEY, PREPARED BY  
ARCHER SURVEYING LLC

FLOOR PLAN and BUILDING ELEVATIONS, PREPARED BY  
THE CURTIS ARCHITECTURAL GROUP

SIGN REFERENCE PLAN

**REVISIONS:**

| No.: | DATE: | DESCRIPTION: |
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|---------------------------------------------------------------------|-----------------------------|
| <b><u>Rhode Island</u></b>                                          | <b><u>Massachusetts</u></b> |
| 151 Centerville Road                                                | 103 Commonwealth Avenue     |
| Warwick, RI 02886                                                   | North Attleboro, MA 02763   |
| Phone: (401) 738-5660                                               | Phone: (508) 695-1700       |
| Email: <a href="mailto:cei@crossmaneng.com">cei@crossmaneng.com</a> |                             |

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**PROPOSED  
MCGEE TOYOTA  
PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT**

**MC GEE AUTOMOTIVE FAMILY**  
**TOYOTA OF HANOVER**  
**880 WASHINGTON BLVD.**  
**HANOVER MA 02339**

## RADIUS MAP

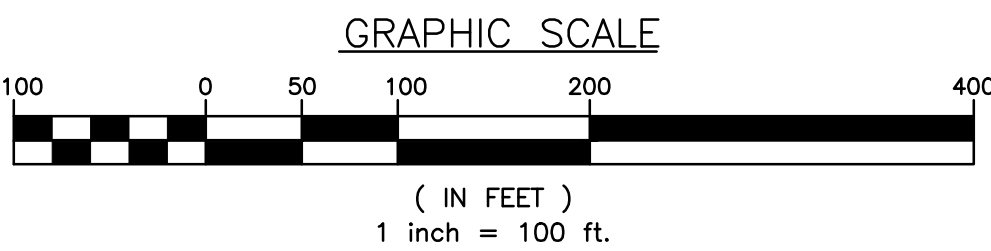
$$1'' = 100'$$

2739-02-RADIUS.dwg

DATE \_\_\_\_\_

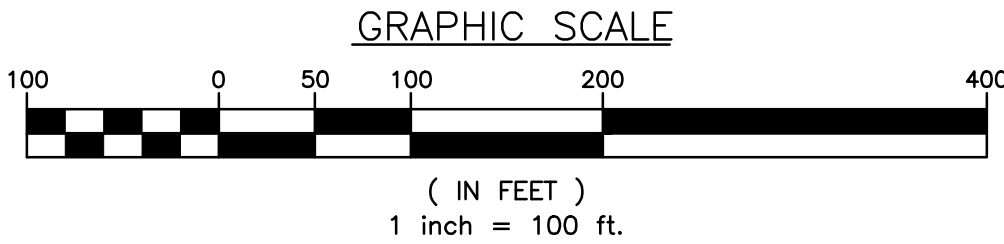
# C1

SHEET: 2 OF: 7





**NOTE**  
ADDITIONAL INFORMATION WILL BE PROVIDED ON THIS PLAN DURING THE FINAL DESIGN PLAN PREPARATION.



**Crossman Engineering**

Rhode Island  
151 Centerville Road  
Warwick, RI 02886  
Phone: (401) 738-5660

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103 Commonwealth Avenue  
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**PROPOSED  
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PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT**

PREPARED FOR:

**MCGEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD.  
HANOVER MA 02339**

DRAWING TITLE:

**AERIAL MAP**

DATE: MARCH 2023 SCALE: 1"=100'

DWG. NAME: 2739-03-AERIAL.dwg

| REVISIONS |         |      |
|-----------|---------|------|
|           |         |      |
| NUMBER    | REMARKS | DATE |
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DRAWING NUMBER

**C2**

SHEET: 3 OF 7

GENERAL NOTES

1. A CERTIFICATE OF APPROVAL FOR AUTOMOTIVE SALES IS REQUIRED FROM THE ZONING BOARD OF APPEALS.
2. APPROVALS ARE REQUIRED FROM THE PUTNAM INLAND WETLANDS AND WATERCOURSES COMMISSION.
3. AN APPROVAL SHALL BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
4. THE 200' GREENBELT PROTECTION AREA FOR THE LITTLE DAM TAVERN BROOK IS WITHIN THE AREA OF IMPROVEMENTS PROPOSED FOR THIS PROJECT. THE LITTLE DAM TAVERN BROOK IS ON THE SOUTH SIDE OF RTE 44.
5. MUNICIPAL WATER AND SEWER IS AVAILABLE ON ROUTE 44.
6. THE SITE IS NOT WITHIN AN AQUIFER PROTECTION AREA.
7. A STORMWATER MANAGEMENT SYSTEM WILL BE PROPOSED AND DESIGNED IN ACCORDANCE WITH THE CONNECTICUT STORMWATER QUALITY MANUAL.
8. THE DIMENSIONAL VARIANCE DISTANCES NOTED AND REQUESTED HAVE BEEN MEASURED FROM THE PROPERTY LINES AND MAPPING PROVIDED BY ARCHER SURVEYING LLC. SEE MAP REFERENCE

VARIANCE NOTES (TOWN OF PUTNAM ZONING REGULATIONS)

1. A VARIANCE IS REQUIRED TO SECTION 210,E,8 FOR HAVING A DRIVEWAY ENTRANCE/EXIT WITHIN 200' OF A ROAD INTERSECTION.  
REQUIRED = 200'  
PROPOSED:
  - WESTERLY DRIVEWAY = 0' (AT HAWKINS RD. INTERSECTION)
  - EASTERLY DRIVEWAY = 135' TO HAWKINS RD.
  - EASTERLY DRIVEWAY = 85' TO KUNITZ RD.
2. A VARIANCE MAY BE REQUIRED TO SECTION 210,E,8 FOR THE BACK WETLAND PORTION OF THE LOT BEING ADJACENT TO A RESIDENTIAL ZONE.  
REQUIRED = 200'  
PROPOSED = 600'+ (PROPOSED IMPROVEMENTS TO R-40 ZONE)  
NOTE: PROPERTY LINE ABUTS R-40 ZONE.
3. A VARIANCE IS REQUIRED TO SECTION 210.F FOR THE SIDE YARD SETBACK.  
REQUIRED = 50'  
PROPOSED = 40'
4. A VARIANCE IS REQUIRED TO SECTION 602.J.3.a FOR ONE WALL MOUNTED SIGN FOR BUILDING.  
REQUIRED = 1 SIGN  
PROPOSED = 5 SIGNS
5. A VARIANCE IS REQUIRED TO SECTION 602.J.3.a.i FOR BUILDING SIGN AREA.  
REQUIRED = 1 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE OR 35 S.F. MAX.  
PROPOSED = 108 S.F. (TOTAL OF THE 5 SIGNS)
6. A VARIANCE IS REQUIRED TO SECTION 602.J.3.b FOR FREESTANDING SIGN AREA.  
REQUIRED = 30 S.F.  
PROPOSED = 43 S.F.

ZONING BOARD OF APPEALS NOTE

A ZONING BOARD OF APPEALS CERTIFICATE OF APPROVAL IS REQUIRED FOR THE LOCATION OF AN AUTOMOTIVE SALES, SERVICE AND REPAIR USE, IN ACCORDANCE WITH SECTIONS 2-4 OF PUBLIC ACT NO. 03-184 OF THE STATE OF CONNECTICUT, AS AMENDED.

LEGEND

- PERIMETER PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- SECONDARY SIGN

DIMENSIONAL REGULATIONS

ZONING DISTRICT: HC — HIGHWAY COMMERCIAL DISTRICT

USE

AUTOMOTIVE SALES, NEW AND USED (PERMITTED)

|                                   | REQUIRED (TABLE IV-1) | REQUIRED (SECTION 201) | PROPOSED    |
|-----------------------------------|-----------------------|------------------------|-------------|
| MINIMUM LOT AREA:                 | 10,000 S.F.           | 1 ACRE                 | 13.1± ACRES |
| MINIMUM FRONTAGE WIDTH:           | 60'                   | 200'                   | 521'±       |
| MAXIMUM COVERAGE:                 | 40%                   | —                      | 5.43%       |
| MAXIMUM STRUCTURE HEIGHT:         | 35'                   | —                      | <35'        |
| MINIMUM FRONT YARD SETBACK:       | 20'                   | 75'                    | 87'         |
| MINIMUM CORNER SIDE YARD SETBACK: | 20'                   | 75'                    | N/A         |
| MINIMUM SIDE YARD SETBACK:        | 10'                   | 50'                    | 39'         |
| MINIMUM REAR YARD SETBACK:        | 20'                   | 40'                    | >40'        |

PARKING REQUIREMENTS

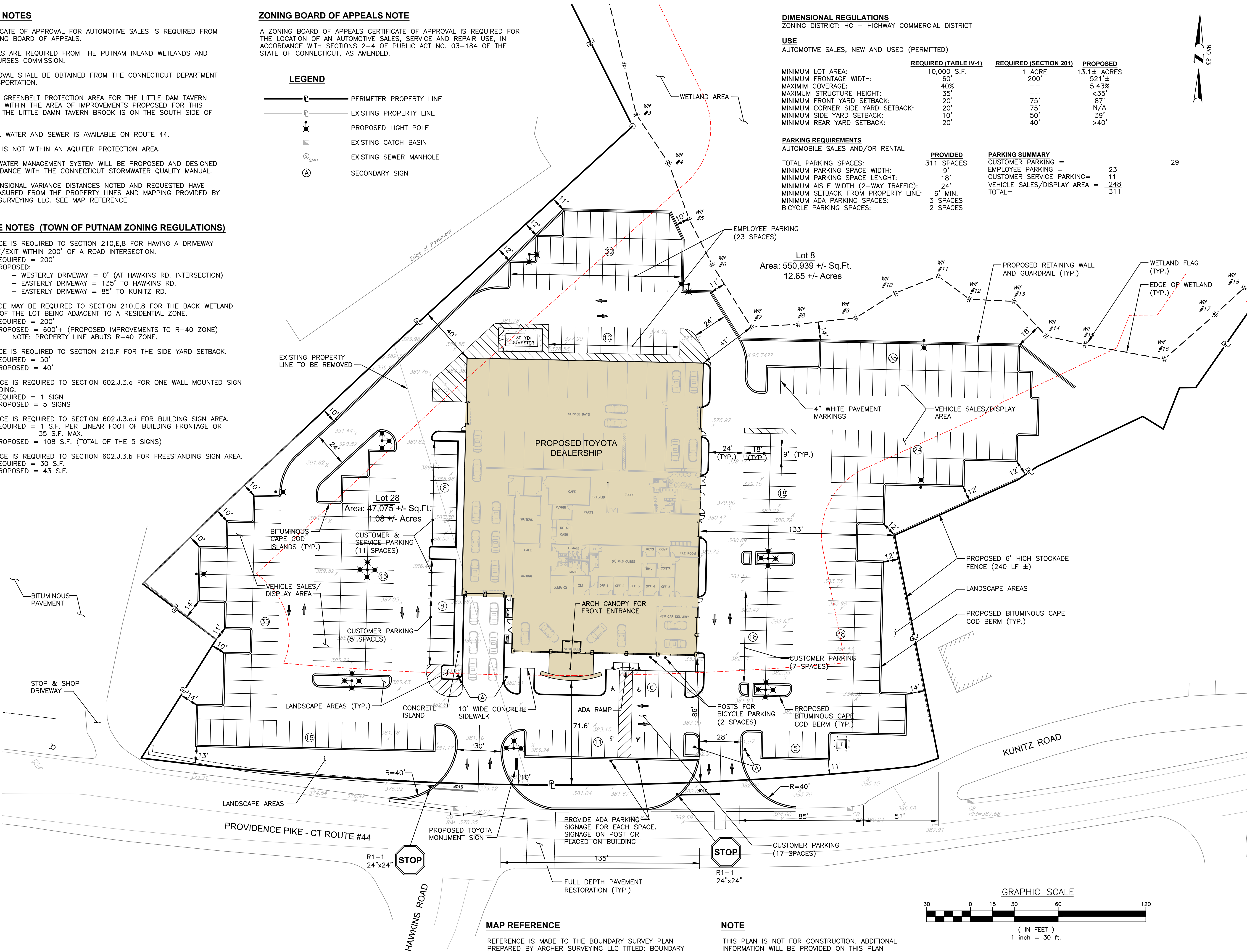
AUTOMOBILE SALES AND/OR RENTAL

|                                      | PROVIDED   |
|--------------------------------------|------------|
| TOTAL PARKING SPACES:                | 311 SPACES |
| MINIMUM PARKING SPACE WIDTH:         | 9'         |
| MINIMUM PARKING SPACE LENGTH:        | 18'        |
| MINIMUM AISLE WIDTH (2-WAY TRAFFIC): | 24'        |
| MINIMUM SETBACK FROM PROPERTY LINE:  | 6' MIN.    |
| MINIMUM ADA PARKING SPACES:          | 3 SPACES   |
| BICYCLE PARKING SPACES:              | 2 SPACES   |

PARKING SUMMARY

|                              |     |
|------------------------------|-----|
| CUSTOMER PARKING =           | 23  |
| EMPLOYEE PARKING =           | 11  |
| CUSTOMER SERVICE PARKING=    | 248 |
| VEHICLE SALES/DISPLAY AREA = | 311 |
| TOTAL=                       |     |

29

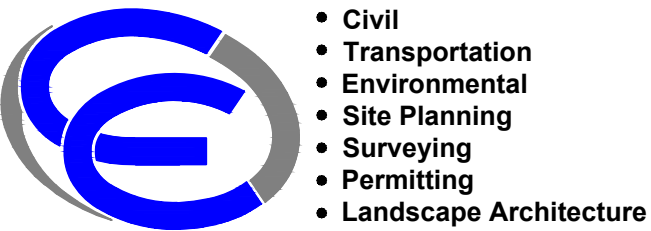


MAP REFERENCE

REFERENCE IS MADE TO THE BOUNDARY SURVEY PLAN PREPARED BY ARCHER SURVEYING LLC. TITLED: BOUNDARY SURVEY PREPARED FOR SEAN & MICHAEL PUTNAM LLC, 76 & 88 PROVIDENCE PIKE, PUTNAM CT, DATED JUNE 1, 2022.

NOTE

THIS PLAN IS NOT FOR CONSTRUCTION. ADDITIONAL INFORMATION WILL BE PROVIDED ON THIS PLAN DURING THE FINAL DESIGN PLAN PREPARATION.



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PROJECT TITLE:

**PROPOSED  
MCGEE TOYOTA  
PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT**

PREPARED FOR:

**MCGEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD.  
HANOVER MA 02339**

DRAWING TITLE:

**SITE LAYOUT PLAN**

DATE:

MARCH 2023

SCALE:

1"=30'

DWG. NAME:

2739-04-SITE.dwg

REVISIONS

△

NUMBER

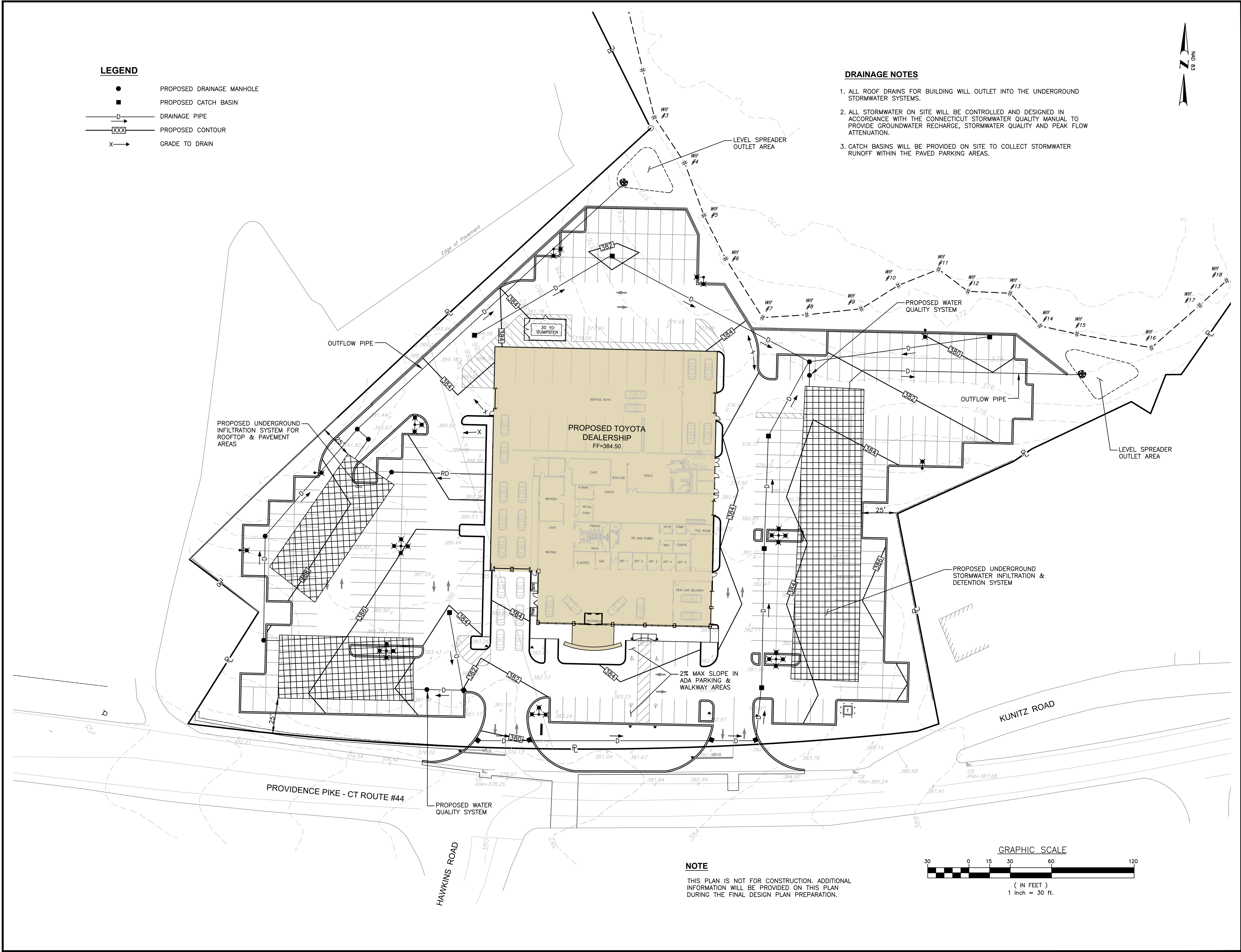
REMARKS

DATE

DRAWING NUMBER

**C3**

SHEET: 4 OF 7

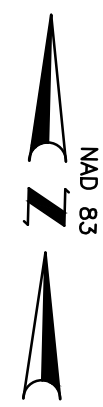


LEGEND

- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- D— DRAINAGE PIPE
- XXX— PROPOSED CONTOUR
- X→ GRADE TO DRAIN

DRAINAGE NOTES

- ALL ROOF DRAINS FOR BUILDING WILL OUTLET INTO THE UNDERGROUND STORMWATER SYSTEMS.
- ALL STORMWATER ON SITE WILL BE CONTROLLED AND DESIGNED IN ACCORDANCE WITH THE CONNECTICUT STORMWATER QUALITY MANUAL TO PROVIDE GROUNDWATER RECHARGE, STORMWATER QUALITY AND PEAK FLOW ATTENUATION.
- CATCH BASINS WILL BE PROVIDED ON SITE TO COLLECT STORMWATER RUNOFF WITHIN THE PAVED PARKING AREAS.



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Email: [col@crossmaneng.com](mailto:col@crossmaneng.com)

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PROJECT TITLE:

**PROPOSED  
MCGEE TOYOTA  
PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT**

PREPARED FOR:

**MCGEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD.  
HANOVER MA 02339**

DRAWING TITLE:

**PRELIMINARY GRADING &  
DRAINAGE PLAN**

DATE: MARCH 2023 SCALE: 1"=30'  
DWG. NAME: 2739-05-GRADE.dwg

| REVISIONS |         |      |
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| NUMBER    | REMARKS | DATE |
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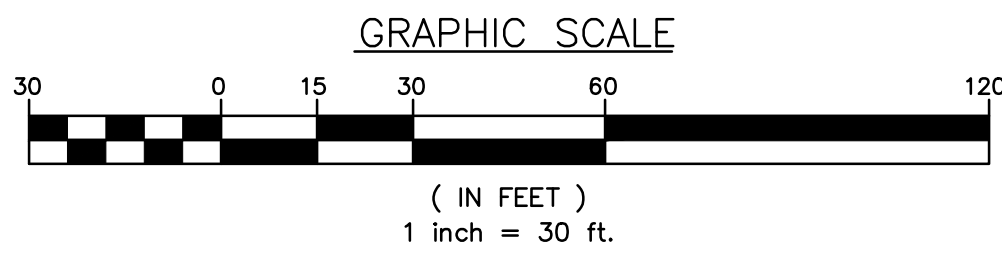
DRAWING NUMBER

**C4**

SHEET: 5 OF 7

NOTE

THIS PLAN IS NOT FOR CONSTRUCTION. ADDITIONAL INFORMATION WILL BE PROVIDED ON THIS PLAN DURING THE FINAL DESIGN PLAN PREPARATION.



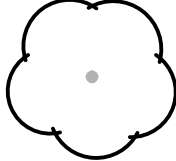


PLANT SCHEDULE

PROVIDED BELOW IS A LIST OF POTENTIAL PLANTS FOR USE ONSITE. A FINAL PLAN WITH SPECIFIC PLANT DETAILS WILL BE CONFIRMED ON THE FINAL LANDSCAPE PLAN.

SYMBOL

DECIDUOUS TREES

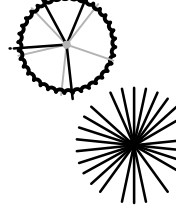


PLANTING

COMMON NAME

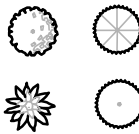
October Glory Maple, Sugar Maple, Kousa Dogwood, Sargent's Cherry

EVERGREEN TREES



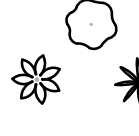
Eastern Red Cedar, Colorado Blue Spruce, Dark Green Arborvitae, White Pine, Columnar Hornbeam

SHRUBS



Green Mountain Boxwood, Gold Threadleaf Falsecypress, Arctic Fire Redtwig Dogwood, Nikko Blue Hydrangea, Little Lime Green Hydrangea, Shamrock, Inkberry, Siberian Cypress, Compact Rhododendron, Double Knockout Rose, Gold Flame Spirea, Miss Kim Dwarf Lilac

PERENNIALS



Large Blue Hosta, Autumn Fire Sedum, Dwarf Reblooming Daylily, Montauk Daisy, Little Bluestem

GROUND COVER



Green Sargent's Juniper, Sea of Gold Juniper

LANDSCAPE REQUIREMENTS

CUSTOMER PARKING= 29 SPACES\*  
EMPLOYEE PARKING= 23 SPACES\*  
SERVICE PARKING = 11 SPACES\*  
TOTAL = 63 SPACES\*

PARKING AND AISLE AREA = 47,850 SF\*

|                                                            | REQUIRED | PROVIDED |
|------------------------------------------------------------|----------|----------|
| INTERIOR LANDSCAPING:                                      | 10%      | 10%      |
| MINIMUM NUMBER OF TREES:<br>(1 TREE PER 10 PARKING SPACES) | 7        | 8        |
| LANDSCAPE BUFFER (FRONT YARD):                             | 10'      | 10' MIN. |

\*DOES NOT INCLUDE VEHICLE DISPLAY/STORAGE AREAS

SEEDING NOTES

- LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREAS DESIGNATED ON PLANS.
- SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
- FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SEEDING.
- LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
- APPLICATION OF SEED:
  - RATE OF APPLICATION OF SEED SHALL BE 8 POUNDS PER 1,000 SQUARE FEET OR AS INDICATED ON PLANS.
  - SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES:  
SPRING SEEDING: MARCH 15 TO MAY 31  
FALL SEEDING: AUGUST 15 TO OCTOBER 15
  - THE CONTRACTOR SHALL KEEP ALL SEEDING AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8 WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS IN AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
  - DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING.

SEEDING NOTES (CONT.)

- OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
- REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
- SEED:
  - SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX (OR APPROVED EQUAL):

SEED MIX No. 1

(MOWED/LAWN AREAS)

| TYPE                       | % BY WEIGHT |
|----------------------------|-------------|
| NASSAU KENT BLUE           | 60          |
| JAMESTOWN CHEWINGS FESCUE  | 20          |
| PALMER PERENNIAL RYE GRASS | 20          |

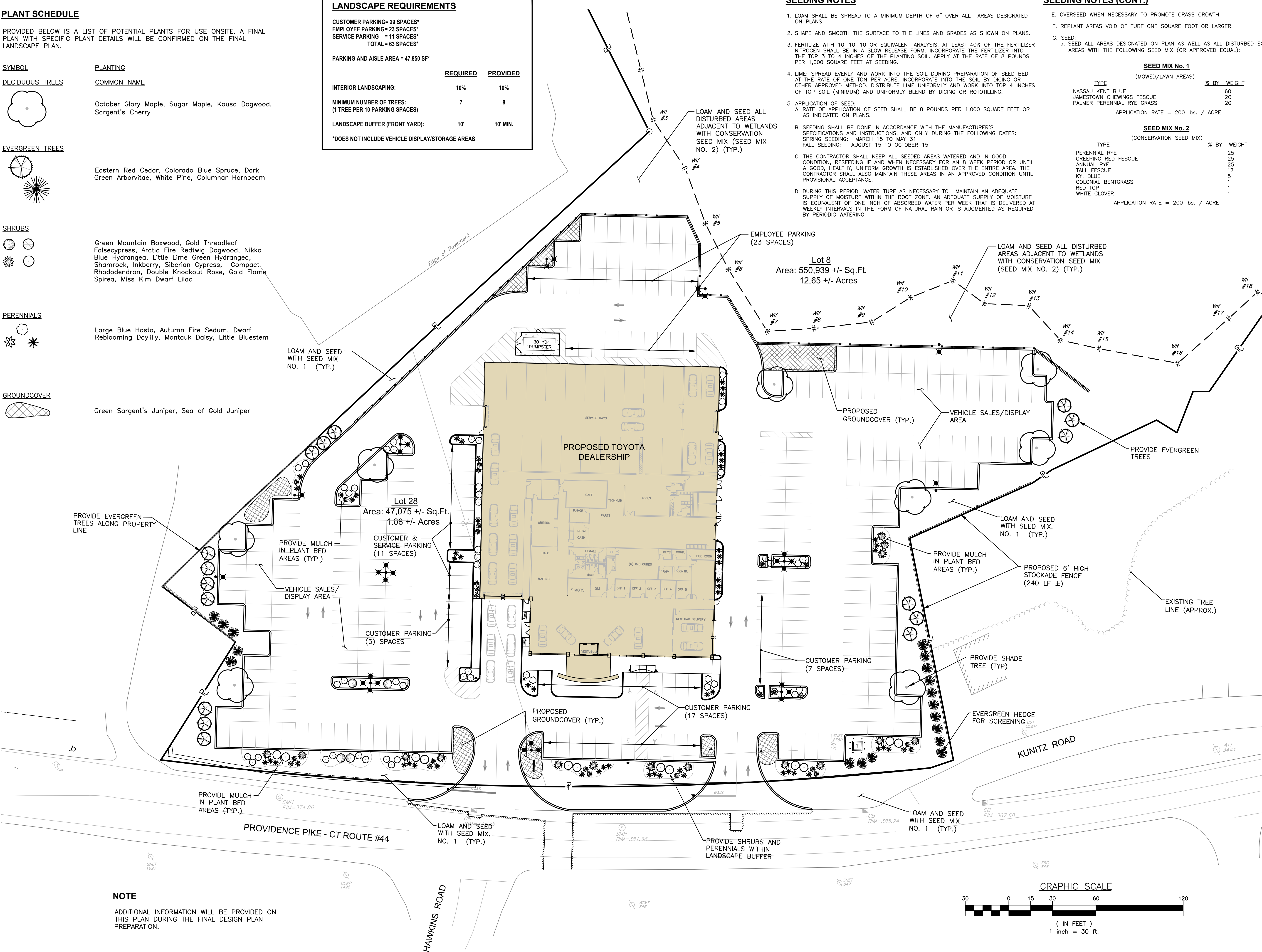
APPLICATION RATE = 200 lbs. / ACRE

SEED MIX No. 2

(CONSERVATION SEED MIX)

| TYPE                | % BY WEIGHT |
|---------------------|-------------|
| PERENNIAL RYE       | 25          |
| CREeping RED FESCUE | 25          |
| ANNUAL RYE          | 25          |
| TALL FESCUE         | 17          |
| KY. BLUE            | 5           |
| COLONIAL BENTGRASS  | 1           |
| RED TOP             | 1           |
| WHITE CLOVER        | 1           |

APPLICATION RATE = 200 lbs. / ACRE



NOTE

ADDITIONAL INFORMATION WILL BE PROVIDED ON THIS PLAN DURING THE FINAL DESIGN PLAN PREPARATION.



Crossman Engineering

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Email: col@crossmaneng.com

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PROJECT TITLE:

**PROPOSED  
MCGEE TOYOTA  
PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT**

PREPARED FOR:

**MCGEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD.  
HANOVER MA 02339**

DRAWING TITLE:

**CONCEPTUAL  
LANDSCAPE PLAN**

DATE:

MARCH 2023

SCALE:

1"=30'

DWG. NAME:

2739-07-LAND.dwg

REVISIONS

△

NUMBER

REMARKS

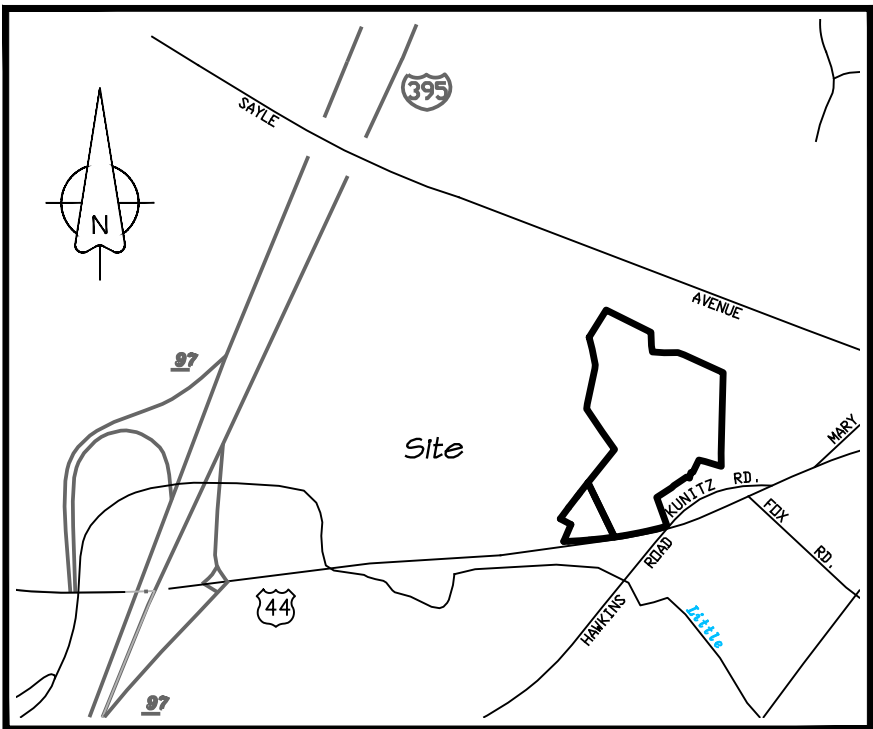
DATE

DRAWING NUMBER

**C6**

SHEET: 7 OF 7

Subject Parcel Information  
Owner: Sean & Michael Putnam LLC  
Parcel Address: 88 Providence Pike, Putnam, CT  
Mailing Address: Sean & Michael Putnam LLC  
45 Tara Drive, Norwell, MA 02061  
Parcel ID: Map 26 / Lot 8  
Deed: Vol. 848 / Pg. 813  
Zone: Hghy Comm



Location Map

SCALE  
1" = 1000 FT

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
  - This Survey conforms to a Class "A-2" Horizontal Accuracy "T-2" Vertical Accuracy
  - Survey Type: Boundary Survey
  - Boundary Determination: Resurvey
  - Intent: Depict Existing Conditions with Respect to Property Lines
- Wetlands were delineated by Joseph Theroux, and field located by Archer Surveying LLC

MAP REFERENCE:

- Right of Way Survey, Town of Putnam, Map Showing Land Acquired from Putnam Parkade, Inc. by State of Connecticut, Department of Transportation, Connecticut Route 44, Date: July 2002
- Property Survey, Prepared for: Putnam Parkade, Inc., Lot 1 & Lot 4, Providence Pike, Route 44 & CT Route 1-345, Putnam, Connecticut, Date July 1998, Prepared by: Messier & Associates
- Connecticut State Highway Department, Right of Way Map, Town of Putnam, Putnam-Providence Road From Mechanic St. Easterly to Putnam Heights Road, Route No. 101, Project No. 115-03, Date: 1934

To my knowledge and belief, this map is substantially correct as noted hereon.

*[Signature]*

03/22/2023

Paul M. Archer, Conn. L.S. #70013

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

LEGEND

- |       |                        |
|-------|------------------------|
| ---   | PROPERTY LINE          |
| ----  | EASEMENT               |
| ----- | STONEWALL              |
| ----- | STONEWALL REMAINS      |
| ----- | RETAINING WALL         |
| ----- | EXISTING INDEX CONTOUR |
| ----- | EXISTING CONTOUR       |
| ----- | PROPOSED CONTOUR       |
| ----- | WETLANDS FLAG          |
| ○     | IRON PIN               |
| ○     | DRILL HOLE             |
| □     | MONUMENT               |
| ×     | WOOD POST              |
| +     | PROPERTY POINT         |
| +     | UTILITY POLE           |
| +     | TEST PIT               |

This survey is based exclusively on accepted standards of surveying practice and does not express any opinion regarding the existence of validity of and unrecorded and or disputed rights that may result from adverse possession, adverse use, prescription, abandonment, implication, necessity, estoppel or any other principles of law or judicial interpretation that are not readily apparent from a review of the clear language of the deeds and other instruments that form the basis of this survey. Similarly, the inclusion of omission in this survey of reference, description, landmark, structure, object, or other physical feature should not be construed as an opinion of the legal significance or insignificance of any such reference, description, landmark, structure, object or other physical feature.

**KWP** **associates**

SURVEYING ~ ENGINEERING ~ SITE PLANNING

18 Providence Road  
Brooklyn, CT 06234

| REVISIONS |             |
|-----------|-------------|
| DATE      | DESCRIPTION |
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Boundary Survey

Prepared For:  
Sean & Michael Putnam LLC  
76 & 88 Providence Pike  
Putnam, Connecticut

DRAWING SCALE: 1"=50'

0 50 100



Sheet No. 1 OF 1 Project No. AS 2024 Date: June 1, 2022

36 BURRAGE ROAD  
NEWTON, MA 02459  
TEL·617·5580179  
FAX·617·5580187

**WNER:**  
**WNER: AUTOMOTIVE FAMILY**  
O Washington St  
nover, MA 02339  
**PHONE:** (774) 273-0328  
**CONTACT:** FARHAD POURMOUSA

**CIVIL ENGINEERING:**  
**ROSSMAN ENGINEERING**  
3 Commonwealth Avenue  
North Attleboro, MA  
**PHONE:** (508) 695-1700

**STRUCTURAL**  
**OOD CONSULTING**  
LAUREL DRIVE  
DSDON, MA 01749  
**PHONE:** (978) 5626499  
**F:** (978) 5626246  
**MAIL:** SARFARUD@FANDO.COM

**RE PROTECTION  
GC ENGINEERING**  
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MAINTREE, MA  
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CELL: (781) 901 1775  
MAIL: STEVEQUIETO@GMAIL.COM

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C ENGINEERING**  
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**BC ENGINEERING**  
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RE ALARM  
GC ENGINEERING  
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**PLUMBING**  
**MECHANICAL ENGINEERING**  
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PHONE: (781) 843 3801  
CELL: (781) 901 1775  
MAIL: STEVEQUIETO@GMAIL.COM

PUTNAM, CT

|        |              |
|--------|--------------|
| DATE : | 12 SEPT 2022 |
| NAME : | JM           |

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| 1/22 | SUBMIT TOYOTA |
| /23  | SUBMIT ZBA    |

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### FIRST FLOOR FURNITURE PLAN

**FN-1**  
**2025**

THE CURTIS  
ARCHITECTURAL  
GROUP

36 BURRAGE ROAD  
NEWTON, MA 02459  
TEL: 617-5580179  
FAX: 617-5580187

OWNER:  
MOORE AUTOMOTIVE FAMILY  
880 Washington St.  
Boston, MA 02111  
PHONE: (774) 373-6328  
CONTACT: TISHA HARRINGTON

CIVIL ENGINEERING:  
GROSSMAN ENGINEERING  
103 Commonwealth Avenue  
North Attleboro, MA  
PHONE: (508) 695-1700

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FLOOD CONSULTING  
58 LAUREL DRIVE  
LUCCON, MA 01749  
PHONE: (774) 5625499  
FAX: (774) 5622449  
EMAIL: SARRECU@FLOOD.COM

FIRE PROTECTION  
CBC ENGINEERING  
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CELL: (781) 801-1775  
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EMAIL: STEVEQUETO@GMAIL.COM

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PHONE: (781) 843-3801  
CELL: (781) 801-1775  
EMAIL: STEVEQUETO@GMAIL.COM

MC GEE TOYOTA

PUTNAM, CT

START DATE : 12 SEPT 2022  
DRAWN : JFM

SCALE :  
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NO DATE REVISIONS  
01/10/21/22 SUBMIT TOYOTA  
02/15/23 SUBMIT ZBA

SEAL

ELEVATIONS

A-3

22025



1. "KAINIER" CURTAINWALL SYSTEM FINAL SIZE AND INTERNAL REINFORCING TO BE DETERMINED BY SYSTEM MANUFACTURER. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. FRAMES TO BE CLEAR ANODIZED ALUMINUM. THERMAL BREAK GLASS TO BE SET BACK 1" FROM FACE OF FRAME. 1" INSULATED CLEAR DOUBLE GLAZED AND TINTED GLASS WITH LOW E.

2. ACHT ROUT AND RETURN DRY SEAL PANEL SYSTEM WITH NON RADIUS 18" DEGREE BENDS AND KYNAR ALUMINUM CLEAR COAT FINISH. UPONOR MC280, MEGALON MC280, TOYOTA SILVER II 5222 UNPC280000, FLANGES TO MATCH ADJACENT WALL FINISH PER PANEL MANUFACTURERS STANDARD.

3. ACHT ROUT AND RETURN DRY SEAL PANEL SYSTEM WITH NON RADIUS 18" DEGREE BENDS AND KYNAR ALUMINUM CLEAR COAT FINISH. UPONOR MC280, MEGALON MC280, TOYOTA WHITE USA.

4. 4" URETHANE FILLED LITE MESA METAL PANEL WITH KYNAR FINISH TO MATCH SHERWIN WILLIAMS MOONLIGHT WHITE.

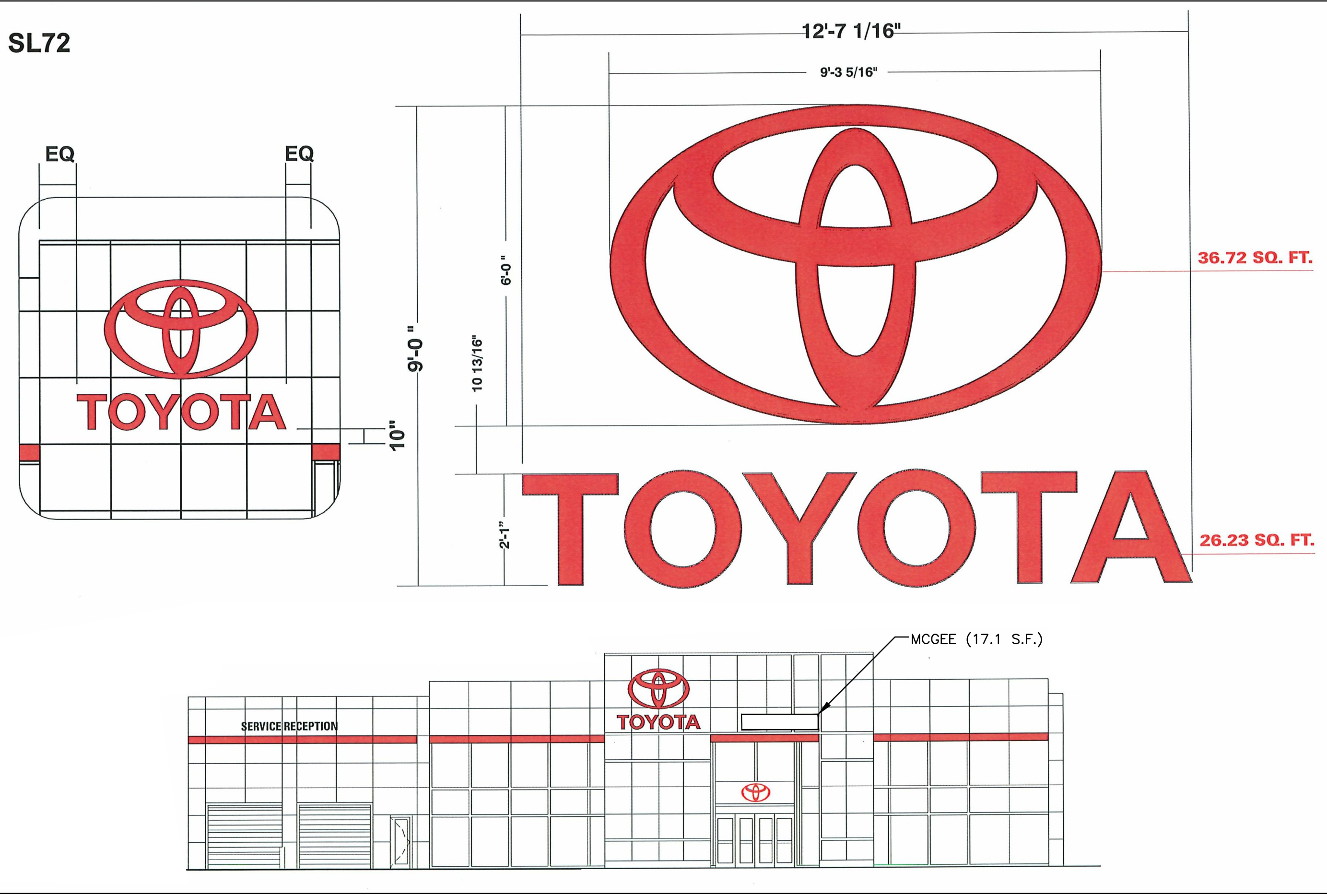
5. 17"x16" SMOOTH FACED BLOCK BLOCK TO BE SEALED WITH WATERPROOFER AND PAINTED COLOR TO MATCH DRYVIT MOONLIGHT WHITE #62.

6. SHERWIN WILLIAMS EXTERIOR SATIN MOONLIGHT WHITE.

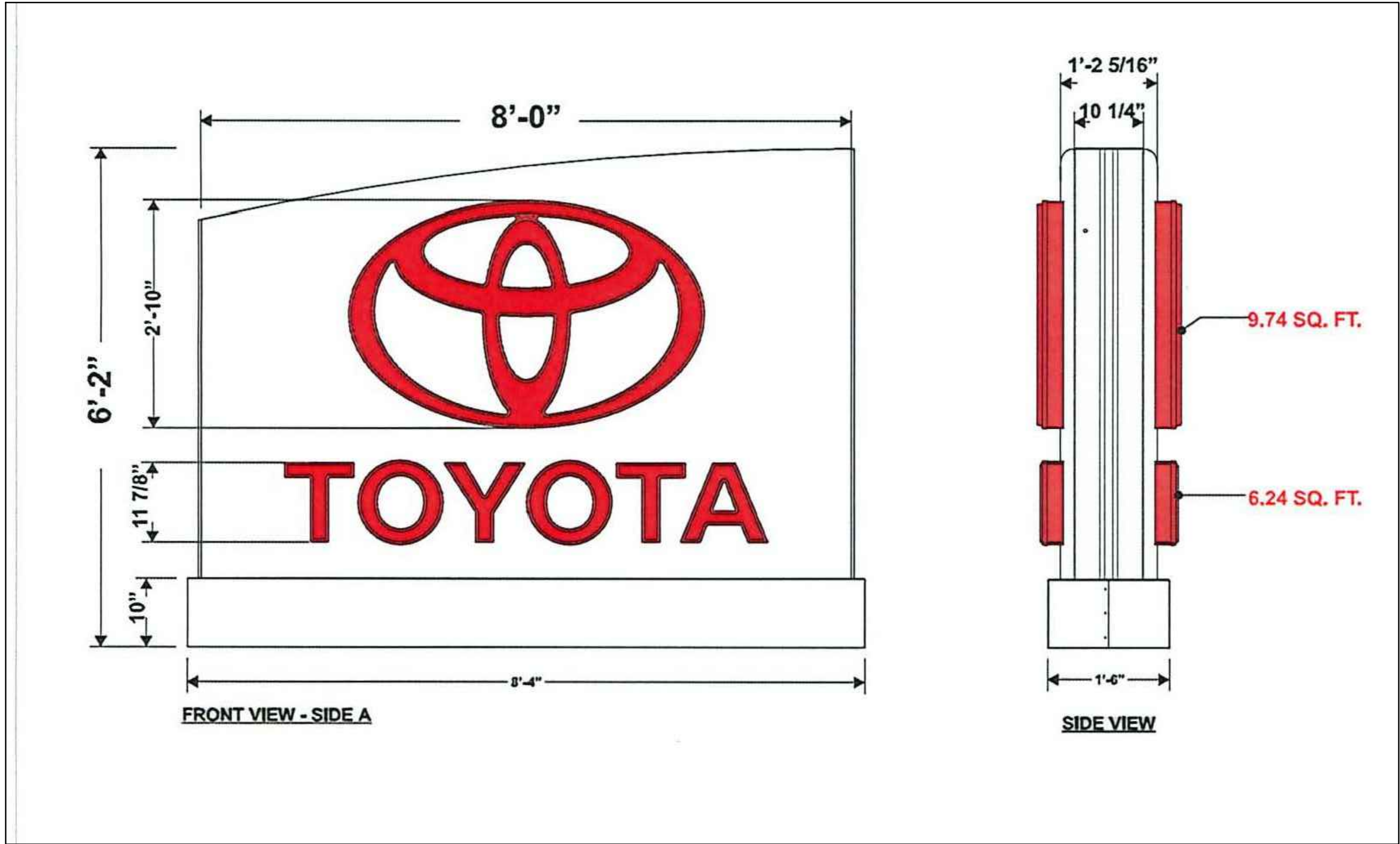
7. SHERWIN WILLIAMS EXTERIOR GLOSS MOONLIGHT WHITE.

8. PAINTED SMOOTH EXPOSED CONCRETE WALL TO BE SEALED WITH WATERPROOFER AND PAINTED COLOR TO MATCH DRYVIT MOONLIGHT WHITE #62.

SL72

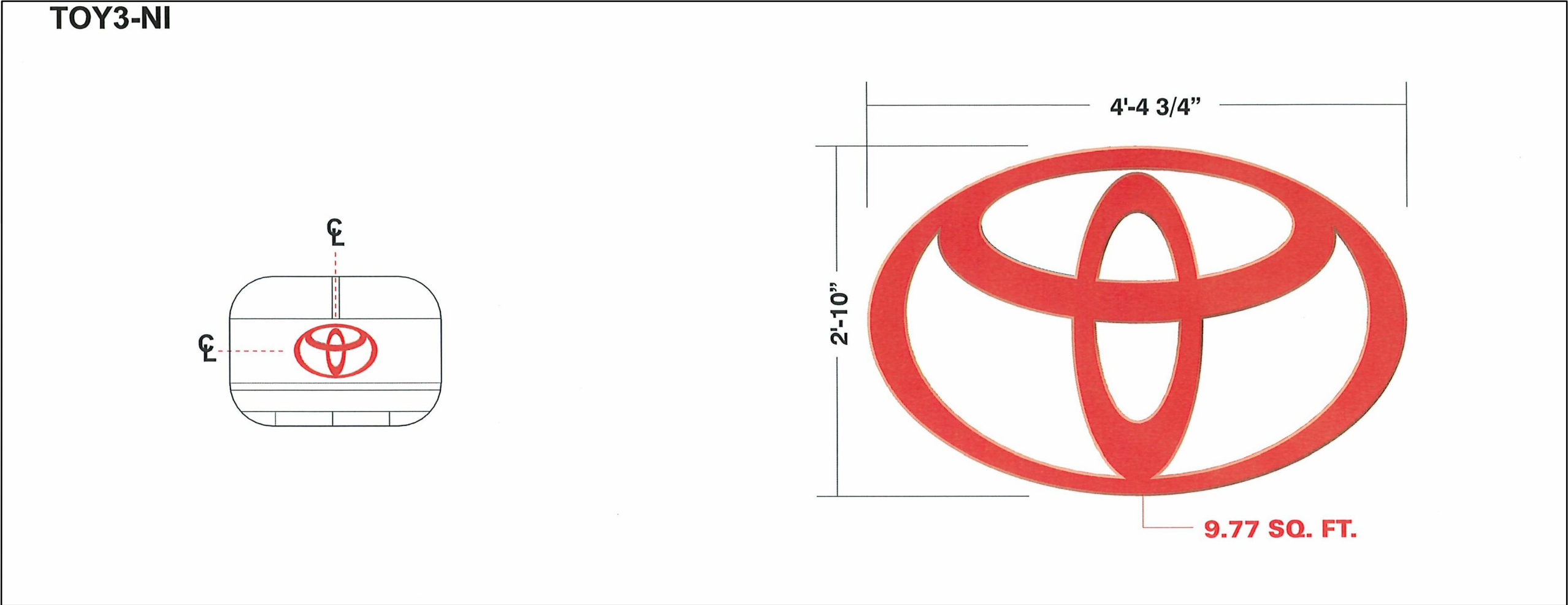


BUILDING SIGN - TOYOTA (63 S.F.)



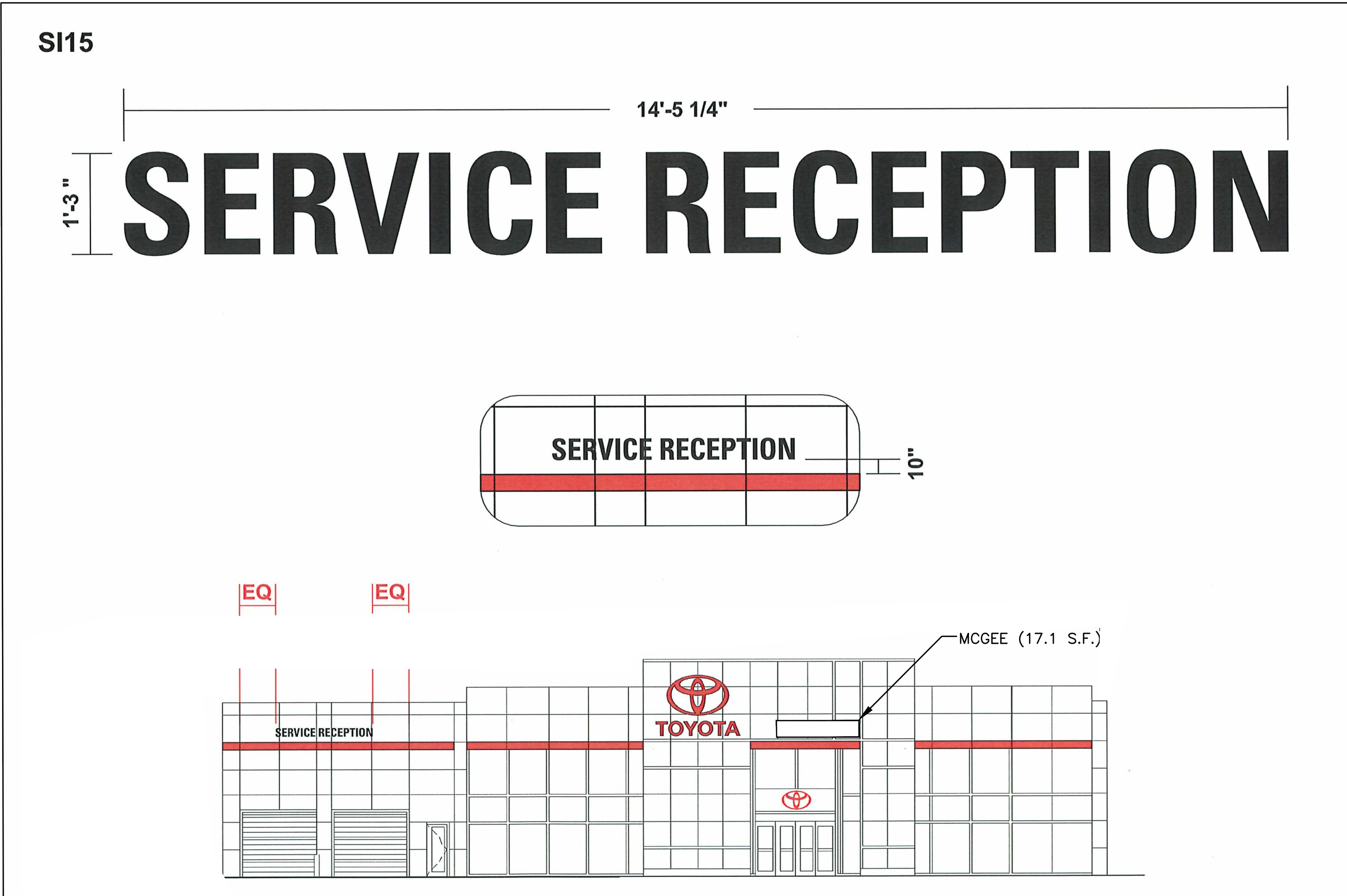
MONUMENT SIGN (43 S.F.)

TOY3-NI



BUILDING SIGN - SYMBOL ABOVE DOOR (9.8 S.F.)

SI15



BUILDING SIGN - SERVICE RECEPTION & DEALERSHIP NAME (35.2 S.F.)

PROJECT TITLE:

PROPOSED  
MC GEE TOYOTA  
PLAT MAP 26, LOTS 8 and 28  
ZONING DISTRICT HC  
HIGHWAY COMMERCIAL DISTRICT  
88 PROVIDENCE PIKE (ROUTE 44)  
PUTMAN, CONNECTICUT

PREPARED FOR:

MC GEE AUTOMOTIVE FAMILY  
TOYOTA OF HANOVER  
880 WASHINGTON BLVD.  
HANOVER MA 02339

DRAWING TITLE:

SIGN REFERENCE PLAN

| DATE:      | SCALE:            |
|------------|-------------------|
| MARCH 2023 | NO SCALE          |
| DWG. NAME: | 2739-SIGN REF.dwg |

| REVISIONS | NUMBER | REMARKS | DATE |
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DRAWING NUMBER