

Zoning Commission Hybrid Meeting Minutes
May 17, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg, Chairman, Elizabeth Thompson, Lisa-Jean Gifford, Douglas Taylor, Nick Huston

Agenda:

Opened public hearing on Docket # 2023-05 TSM Home Remodeling & Contracting LLC request for a Special Permit to convert an existing detached garage into an accessory dwelling unit, not to be used as a rental unit. Property located at 218 Five Mile River Road, Town Assessors Map 032, Lot 048, Zoned AG-2. Thomas Macfarlane of TSM Remodeling & Contracting LLC reviewed the plans. Allan Woodward, neighboring property owner questioned the location of the septic system. He was informed that the Northeast District Department of Health would determine the location. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR

Opened public hearing on Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC request for a Special Permit for excavation of approximately 363,000 yards of earth material in conjunction with an 11-lot residential subdivision. Two permanent ponds are proposed as part of the earth excavation. Properties located at 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2 and 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2. Attorney Heller, Associate Andrew McCoy and David Held of Provost & Rovero were present. Attorney Heller reviewed the proposal with the Commission members. 1400 feet of River Road would be utilized to transport the material from the site as access to Rawson Materials will be obtained through the Wheelabrator property. There will be no blasting. Hours of operation of 7:00-4:30 Monday through Friday and 7:00-12:00 on Saturday. No material moved on Sundays and Legal Holidays. Topsoil will be retained on site in conjunction with the southerly pond. The ponds excavation will take place one at a time. Truck traffic will entail 60-80 trips a day. Bruce Fitzback informed the Commission that he was waiting for more information he requested. David Held submitted a map addressing a portion of the requested updates on it. Area residents and abutting property owners voiced their concerns speaking in opposition of the proposal. Motion by Nick Huston to continue the public hearing, second by Douglas Taylor. ALL WERE IN FAOVR.

Regular Meeting:

Review the minutes of the April 19, 2023, meeting.

Motion by Nick Huston to accept the minutes second by Douglas Taylor. Nick Huston, Patricia Hedenberg, Elizabeth Thompson, and Douglas Taylor voted in favor. Lisa-Jean Gifford abstained as she was absent.

Correspondence: None

New Business:

Docket # 2023-05 TSM Home Remodeling & Contracting LLC-Special Permit - Accessory Dwelling Unit
218 Five Mile River Road

Motion by Nick Huston to approve, second by Lisa-Jean Gifford. ALL WERE IN FAVOR.

Docket # 2023-06 Putnam River Road, LLC & 285 River Road, LLC – Special Permit - Earth Removal
363,000 Cubic Yards
285 and 357 River Road

Motion by Lisa-Jean Gifford to table, second by Elizabeth Thompson. ALL WERE IN FAVOR

Other Business:

Accepting of New Applications for public hearing on June 21, 2023, if applicable.

Text Amendment to update Flood Plain Regulations-Section 605 of the Zoning Regulations. Motion by Nick Huston to accept for public hearing, second by Lisa-Jean Gifford. ALL WERE IN FAVOR

Discussion on open space regulations:

Elizabeth Thompson briefly discussed the open space zoning regulations with the Commission members suggesting they review and discuss them at a later date.

Motion by Nick Huston to adjourn at 9:45 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.