

Zoning Board of Appeals Hybrid Meeting

**June 20, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 2nd Floor
200 School Street
Putnam, CT**

Join Zoom Meeting

<https://us06web.zoom.us/j/86054456015?pwd=TGpsWnNLSU5VcG5wTXJHZmlhdkJhUT09>

Meeting ID: 860 5445 6015
Passcode: F5W6TN

Dial by your location

- +1 929 205 6099 US (New York)

Meeting ID: 860 5445 6015
Passcode: 324634

Zoning Board of Appeals Hybrid Meeting
June 20, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2023-002 Matt Brazeau request for a front yard variance from the required 20 feet down to 3 feet for the placement of a sign. Property located at 80 Front Street, Town Assessors Map 015, Lot 028, Zoned Highway Commercial. VOTE REQUIRED

Regular Meeting:

Review minutes of the April 18, 2023 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2023-002 Matt Brazeau – 80 Front Street – Front yard variance from 20' down to 3'.
(17' Variance)

Other Business: POSSIBLE VOTE REQUIRED

Accepting of New Applications for public hearing at the July 18, 2023 meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes

April 18, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street, Putnam, CT

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

Opened 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. Brian King of Crossman Engineering and Attorney Cotnoir reviewed the plans with the Board members. Mike Bates of 108 Providence Pike, abutting property owner expressed concerns about the wetlands and traffic. Board members discussed the location of the entrances. The entrances are located on a state road. The plan will need to go to the Connecticut Department of Transportation for their review and approval. Motion by Glenn Godley to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the January 17, 2023 meeting.

Motion by Mike Bogdanski to accept the minutes, second by Joseph Nash. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

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

Motion by Mike Bogdanski to approve the certificate of approval of location, second by Robert Greene. ALL WERE IN FAVOR.

Motion by Glenn Godley to approve the variance request for the location of the driveway entrance/exit within 200' of a road intersection, second by Robert Greene. Joseph Nash, Robert Greene, Glenn Godley, Scott Zadora voted in favor, Mike Bogdanski voted in opposition. Variance Granted

Motion by Mike Bogdanski to approve the variance request of 18 S.F. for the freestanding sign, second by Scott Zadora. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing at the May 16, 2023 meeting. None

Motion by Mike Bogdanski to adjourn at 8:00 P.M., second by Joseph Nash. ALL WERE IN FAVOR.

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

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE
JUNE 20, 2023 @ 7:00 pm



APPEAL NO. 2023-002

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: MAY 23, 2023

FEE: 160.00 4003

Amount Check #

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- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

1.) NAME OF APPLICANT: Matt Brazeau
ADDRESS & TELEPHONE NO. 8 Belvoir Ave. Douglas, MA 01516 508-789-8105

2.) OWNER OF LAND LMB Holdings LLC
ADDRESS 8 Belvoir Ave. Douglas, MA 01516

3.) PREMISES LOCATED AT: MAP 015/100/100 LOT 028 STREET CARD NO. 80 Front St.

4.) ZONE HC AREA OF LOT 0.56 FRONTAGE 200'

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

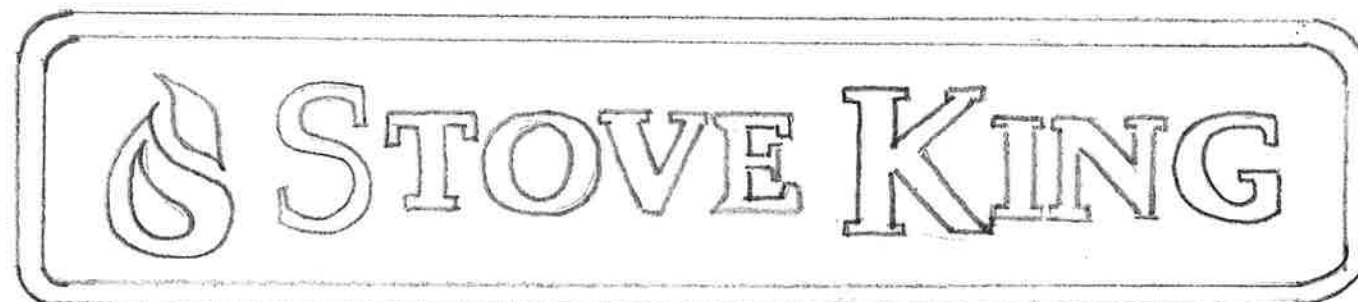
Looking for a variance to install a business sign on
the property. Requesting a variance from the required 20' frontyard setback down
to a 3' frontyard setback. Variance request of 17'.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION

DATE APPROVED _____
DATE REJECTED _____

[Signature] 5/23/23
SIGNATURE OF APPLICANT DATE

Separate
wood →



Silvery
white

shimmer
gray

4 FT

STOVES · FIREPLACES · INSERTS

SALES · SERVICE · PARTS 860-774-6100

all Wood construction
SW Iron Ore Background
White Lettering

Steve King
80 Front St
Putnam CT 06260

PARKING LOT

Building

