



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting Minutes

Special Meeting

July 17, 2023, 6:00 P.M.

Conference Room 201 2nd Floor

Present: Edward Briere-Chairman, Robert Greene, Patricia Gilman, Warren Salvas, Marnie Ciquera

Regular Meeting:

Review minutes of the June 26, 2023 meeting.

Motion by Patricia Gilman to accept the minutes, second by Warren Salvas. ALL WERE IN FAVOR

Correspondence:

Bruce Fitzback received confirmation the Commission had watched the Zoom meeting of April 24, 2023, regarding the requested waivers as suggested by Attorney Heller.

Public Participation:

Current Business:

Review, discuss, and a possible vote on the requested waivers associated with:

Application 2023-02 Putnam River Road, LLC & 285 River Road, LLC request for an 11 lot Subdivision and Gravel Excavation for properties located at 357 River Road, Town Assessors Map 043, Lot 010, Zoned Agricultural-2 and 285 River Road, Town Assessors Map 043 Lot 005, Zoned Agricultural-2. Development will include the excavation of gravel to create two permanent ponds.

Waiver Requests:

Section 202.B.4.n - The project will not include the construction of any new streets and all grading associated with the house construction will maintain existing drainage patterns. We don't believe a comprehensive drainage report is warranted for this project.

Motion by Patricia Gilman to grant the waiver, second by Marnie Ciquera. ALL WERE IN FAVOR

Section 202.C.I.a.ix - This project does not include any public improvements. We don't believe a bond is necessary for the private improvements shown on the plans.

Motion by Marnie Ciquera to accept the waiver request that a bond is not necessary, second by Warren Salvas. ALL WERE IN FAVOR.

Section 306 - The project is located in a rural area and there are no known schools or commercial areas within one mile of the project.

Motion by Patricia Gilman to grant the waiver, second by Marnie Ciquera. ALL WERE IN FAVOR

Section 309 - The project is abutted by the Airline Trail to the north. Given the nature of this existing public open space/recreation additional land area may be of no public benefit and no open space land dedication is proposed as part of this subdivision. Substantial land areas within the subdivision are not practically developable due to wetlands, steep slopes and/or ledge and are likely to remain undeveloped in perpetuity simply because of the physical limitations present.

Motion by Marnie Ciquera to accept the waiver of no opens space required, second by Patricia Gilman. ALL WERE IN FAVOR.

Comments By Commissioners:

Motion by Marnie Ciquera to adjourn at 6:20 P.M., second by Warren Salvas. 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.

Zoom Meeting Information

Planning Zoom Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/82974645417?pwd=TkNpRVNUWVhyT3g3YjVlVXliQ3lOQT09>

Meeting ID: 829 7464 5417

Passcode: 6akHad

By Phone:

+1 929 205 6099 US (New York)

Meeting ID: 829 7464 5417

Passcode: 328582

Find your local number: <https://us06web.zoom.us/j/82974645417?pwd=TkNpRVNUWVhyT3g3YjVlVXliQ3lOQT09>