

Zoning Commission Hybrid Meeting Minutes
July 19, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chair, Elizabeth Thompson, Nick Huston, Lisa-Jean Clifford, Douglas Taylor

Agenda:

Continued the 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, and his associate McCoy were present along with David Held of Provost & Rovero. David Held reviewed pictures of area projects with ponds completed by Mr. Rawson. Area residents reiterated their concerns as stated in the past months of truck traffic, noise, and the length of time for the removal of the gravel. Motion by Nick Huston to close the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Opened public Hearing on Docket # 2023-06 Town of Putnam Zoning Commission request to amend Section 605 Floodplain of the Town of Putnam Zoning Regulations. The Commission's proposed amendment would consist of revised regulations from the Department of Energy & Environmental Protection necessary for the Flood Insurance Program for the Town of Putnam. Motion by Nick Huston to close the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2023-07 Tammy J. Cooper request for a home occupation permit for therapeutic massage therapy. Property located at 7 Five Mile River Road, Town Assessors Map 039, Lot 026, Zoned Agricultural-2. Tammy Cooper explained that she would not have any employees and presently is employed as a nurse. The hours would depend on the availability of her clients, suggesting perhaps Monday-Saturday but no later than seven in the evening. Parking would consist of one car at a time except on the occasion that one client may arrive before the other one has left. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

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

Motion by Nick Huston to accept the minutes, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Review the minutes of the June 21, 2023, meeting. VOTE REQUIRED

Motion by Lisa-Jean Clifford to accept the minutes, second by Nick Huston. ALL WERE IN FAVOR.

Correspondence: None

New Business:

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 Nick Huston to deny, second by Elizabeth Thompson. Elizabeth Thompson reviewed regulations with the Commission and her concerns. Elizabeth Thompson and Nick Huston voted in favor of the motion, Douglas Taylor, Patricia Hedenberg, and Lisa-Jean Clifford voted in opposition of the motion. Motion failed.

Motion by Patricia Hedenberg to approve, second by Douglas Taylor. Patricia Hedenberg, Douglas Taylor, and Liza-Jean Clifford voted in favor of the motion, Nick Huston and Elizabeth Thompson voted in opposition. Motion carried. APPROVED

Docket # 2023-06 Zoning Commission – Amendment to Section 605 Floodplain Regulations

Motion by Nick Houston to approve, second by Lisa-Jean Clifford. ALL WERE IN FAVOR

Docket # 2023-07 Tammy J. Cooper – Special Permit-Home Occupation – 7 Five Mile River Road
Therapeutic massage therapy

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

Other Business:

Accepting of New Applications for public hearing on August 16, 2023, if applicable. None

Motion by Nick Huston to adjourn at 8:45 P.M., second by Liz Thompson. 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.