

Zoning Commission Hybrid Meeting

September 20, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 2nd Floor

200 School Street

Putnam, CT 06260

Join Zoom Meeting

<https://us06web.zoom.us/j/82976704728?pwd=YY4wNdTncyj9rwCalaVXSgDdWebjhc.1>

Meeting ID: 829 7670 4728

Passcode: m1Bm63

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 829 7670 4728

Passcode: 749678



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

Zoning Commission Hybrid Meeting
September 20, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2023-08 Craft Group request for a Special Permit in accordance with Section 713 of the Town of Putnam Zoning Regulations "Cannabis Facilities" Definition 5. "Retailer". Property located at 3 Park Road, Toan Assessors Map 37, Lot 55, Zoned Highway Commercial.

Public hearing on Docket # 2023-09 Sebastian Helwig request for a Special Permit in accordance with Section 304 of the Town of Putnam Zoning Regulations Table III-1 "Schedule of Uses and Districts" to operate an autobody repair business. Property located at 215 Park Road, Town Assessors Map 045, Lot 038, Zoned Industrial.

Regular Meeting:

Review the minutes of the July 19, 2023 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2023-08 Craft Group request for a Special Permit – Cannabis Facility

Docket # 2023-09 Sebastian Helwig - Special Permit -Autobody Repair Business.

Other Business: VOTE REQUIRED

Meeting Schedule 2024

Accepting of New Applications for public hearing on October 18, 2023, if applicable.

Adjournment.

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.

The Craft Group
120 Schofield Ave
Dudley, MA 01571

September 13, 2023

Putnam Zoning Commission
200 School Street
Putnam, CT 06255

Re: Docket #2023-08 Craft Group Special Permit for Cannabis Facility

Dear Commission members:

The above referenced project is scheduled for a public hearing on September 20, 2023. Our architect is currently working on the rendering and floor plans but they will not be finished by the 20th. Would you please open the public hearing and then continue the public hearing to your October meeting when our architectural presentation will be complete? We will be prepared to make a full presentation to the commission and public at your October meeting.

We apologize for any inconvenience for yourselves or members of the public who attend the meeting. Thank you for the consideration and please contact me if you have any questions.

Sincerely,



Jonathan Androlewicz, Applicant, Craft Group

Cc: J & D Civil Engineers



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulations
☐ Application for Zone Change
☐ Other _____

Docket No. 2023-08
Date August 2, 2023
Fee: 160.00 1888
Amount Check No.

- 1.) Name of Applicant: CRAFT GROUP
Address & Telephone No. 120 SCHOFIELD AVE 508-400-3317
DUDLEY, MA 01571
2.) Owner of Land VISTA HOLDINGS, LLC
Address 38 RIVER JUNCTION ESTATES - PUTNAM CT 06260
3.) Location of Property 3 PARK ROAD Zone HC
Street or Road
Assessor's Map No. 37 Lot No. 55

- 4.) State nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

SECTION 713 - CANNABIS FACILITIES
DEFINITION 5. - "RETAILER"

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

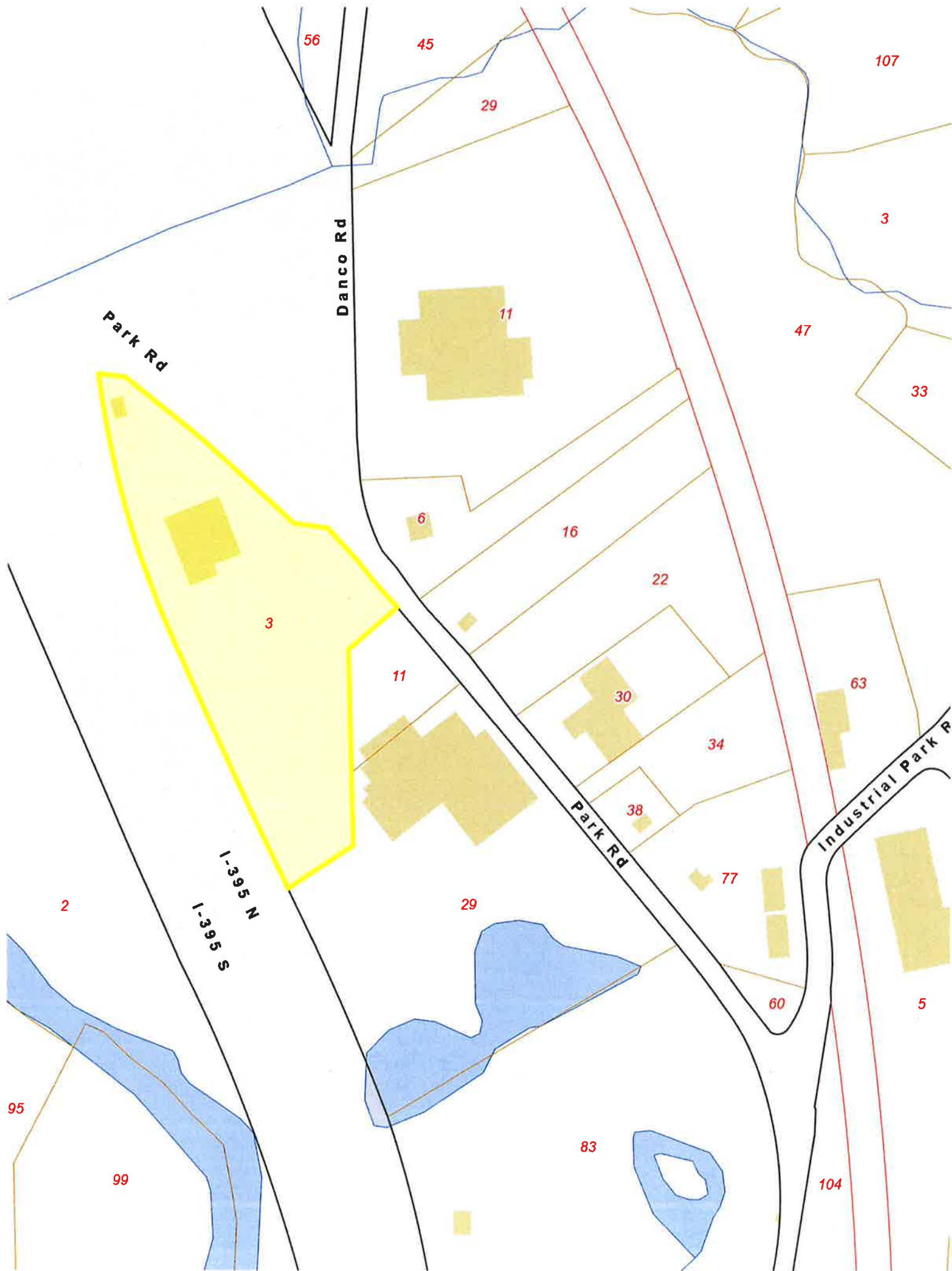
[Signature]
Signature of Applicant

Date

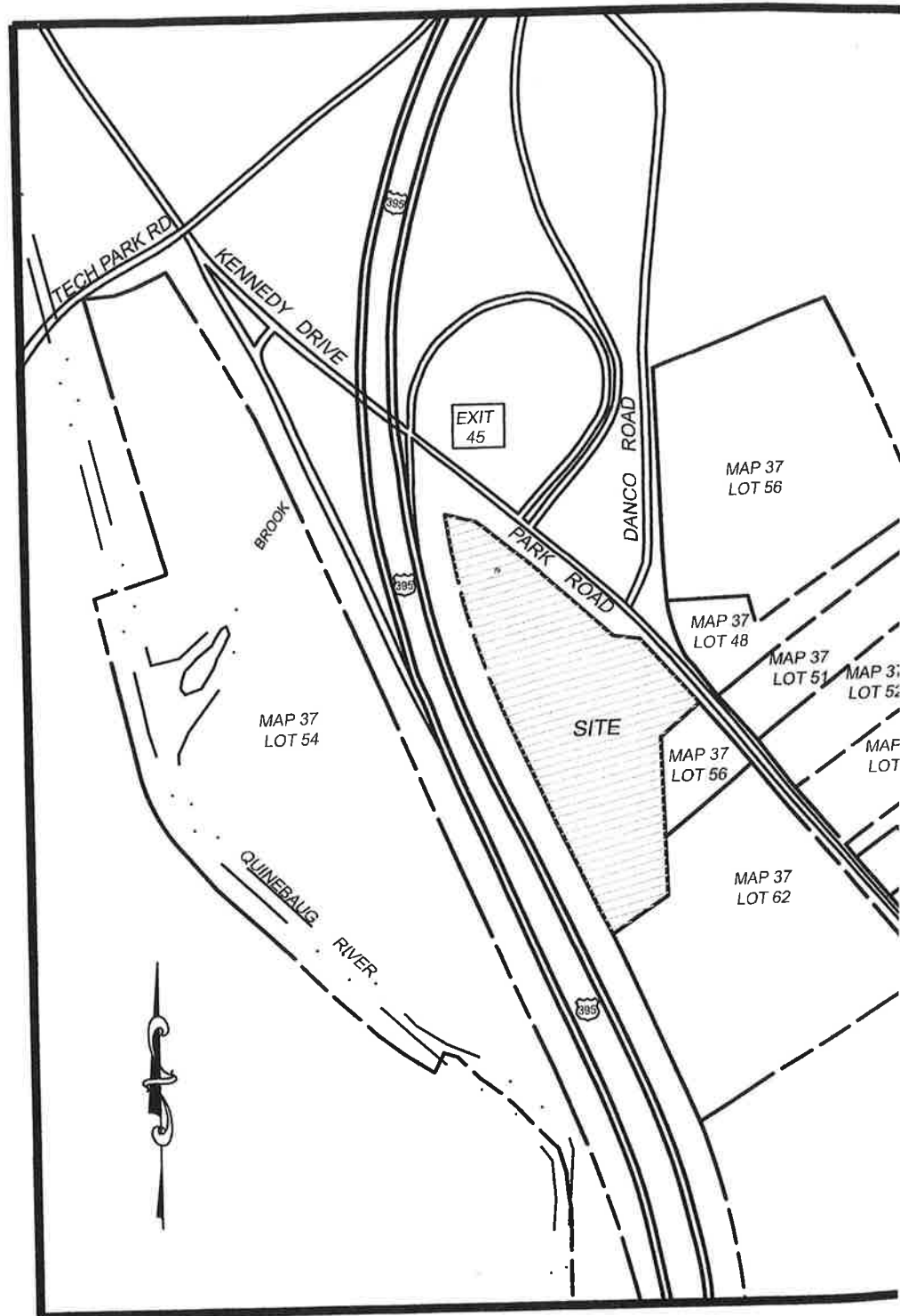
Date Accepted _____

Date Rejected _____

Signature of Chairman



735
DATED. JULY 20, 1995



LOCATION MA

1" = 500'



100 foot Abutters List Report

Putnam, CT
August 01, 2023

Subject Property:

Parcel Number: 037-055
CAMA Number: 037-055-000
Property Address: 3 PARK RD

Mailing Address: VISTA HOLDINGS LLC
38 RIVER JUNCTION ESTATES
PUTNAM, CT 06260

Abutters:

Parcel Number: 037-048
CAMA Number: 037-048-000
Property Address: 6 PARK RD

Mailing Address: JOHNSON MARK W & SUSAN LU
6 PARK RD
PUTNAM, CT 06260

Parcel Number: 037-051
CAMA Number: 037-051-000
Property Address: 16 PARK RD

Mailing Address: SCHOFNER DARREN
16 PARK RD
PUTNAM, CT 06260

Parcel Number: 037-056
CAMA Number: 037-056-000
Property Address: 11 PARK RD

Mailing Address: TEGRANT DIVERSIFIED BRANDS INC
1 N 2ND ST TAX B 04
HARTSVILLE, SC 29550

Parcel Number: 037-062
CAMA Number: 037-062-000
Property Address: 29 PARK RD

Mailing Address: TEGRANT DIVERSIFIED BRANDS INC
1 N 2ND ST TAX B 04
HARTSVILLE, SC 29550



www.cai-tech.com

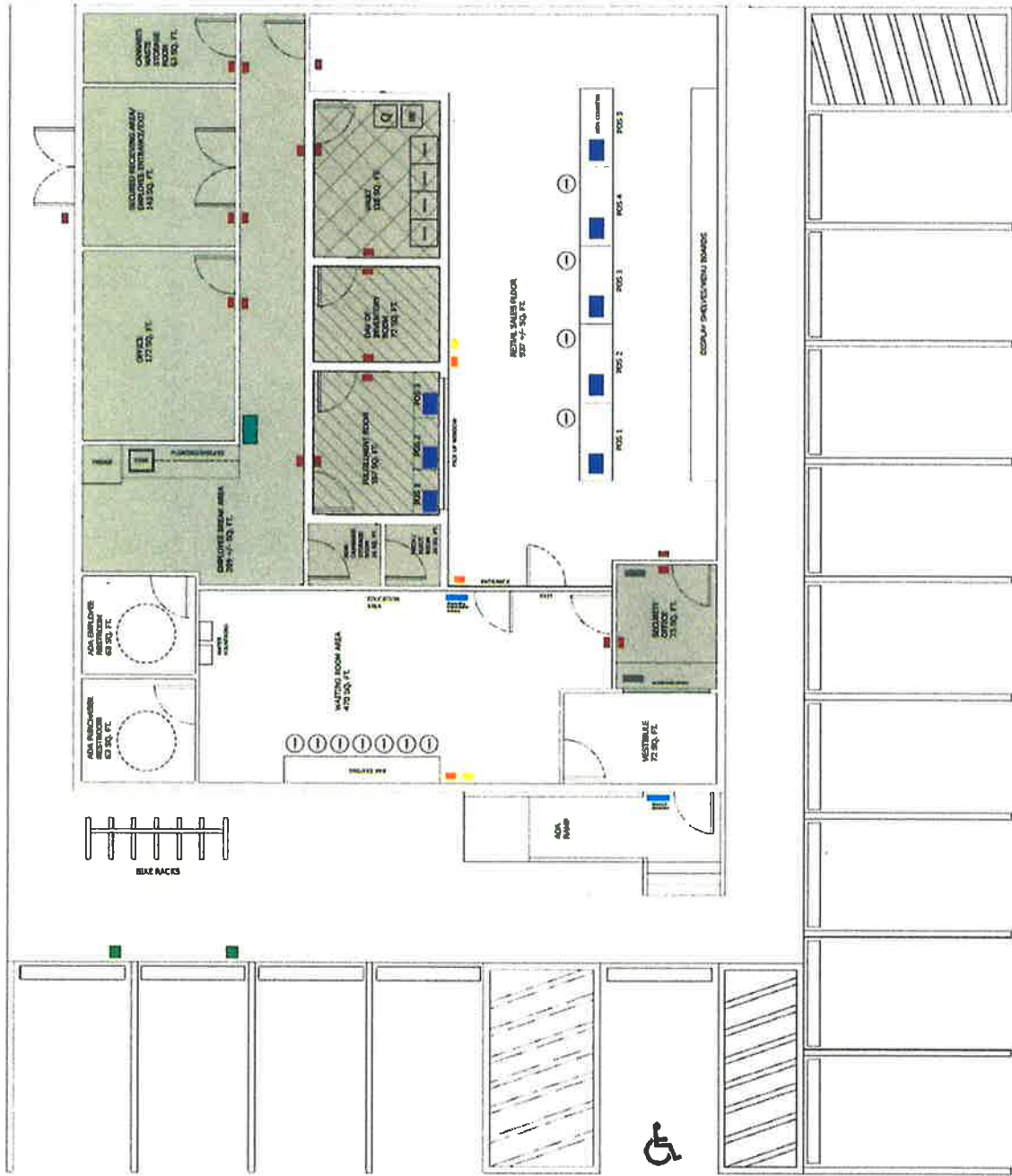
8/1/2023

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

CRAFT GROUP

TYPICAL Dispensary Floor plan



Stormwater Management Report

Prepared For
The Craft Group

June 7, 2023

Prepared by:

**J & D Civil
Engineers, LLC**

401 Ravenelle Road
N. Grosvenordale, CT 06255

A. Project Narrative

The Craft Group is proposing to construct a cannabis retail store in the open field on the south side of Heritage Valley Ford (formerly Putnam Ford). The building will be approximately 3500 SF in size and will have a 29-space parking lot.

B. Existing Site Description

The existing site is just southeast of exit 45 of I-395 and consists of a relatively flat open field. Over the years the site was filled with good quality sand and gravel so it is slightly mounded in the center rolling off toward both the east and the west. Drainage swales were constructed both on the east and west side of the site. The swale on the east does not contain wetland soils. However, the western swale parallel to I-395 (which treats runoff from the car dealership) does contain wetland soils. The report by Margaret Washburn dated May 12, 2023 describes the fill and wetland soils encountered.

The 100-year flood level, to be adopted by FEMA in September 2023 at this location, is at elevation 225. This elevation exists on the lower portions of the site surrounding the swales. The proposed building floor is at 229.0 and the lowest point of the parking lot is at 226.5.

The Natural Resource Conservation Service (NRCS) groups soils into four categories according to their runoff producing characteristics. Hydrologic soil Group A consists of soils that have a high infiltrative capacity and a low runoff potential even when saturated. Hydrologic soil Group D soils have a very low infiltration rate and high runoff potential.

The soil on the site is classified as Udorthents – Urban land complex with a hydrologic soil group of B and well drained underlying soils. Multiple test pits were dug on site to confirm the well-drained nature of the fill placed.

C. Proposed Drainage System

Low Impact Drainage (LID) design techniques for drainage were incorporated into the design. With the exception of roof leaders, all other site runoff is via sheet flow. The northernmost 250' of the proposed driveway sheets flows into the adjacent field. The parking lot sheet flows to a crushed stone swale and filter strip adjacent to the parking lot. This swale is then directed to a sediment forebay for further treatment of runoff. The combination of the crushed stone filter and sediment forebay meet the requirements of the Connecticut Stormwater Quality Manual by treating the necessary water quality volume (first inch of runoff).

The sediment forebay will overflow into a stormwater basin that will function as both a detention basin and groundwater recharge basin. The basin will attenuate peak flows from the increased impervious area so that peak discharge from the site will not increase. Also on this site, with well drained underlying soils, an added benefit to the infiltration features will be groundwater recharge. During rainfall events, runoff from the



Exist



South



North



Pond



(new Reach)



Summary for Subcatchment E: Exist

Runoff = 3.19 cfs @ 12.39 hrs, Volume= 0.398 af, Depth= 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 10-year Rainfall=5.17"

Area (ac)	CN	Description
1.760	69	50-75% Grass cover, Fair, HSG B
0.090	98	Paved parking, HSG B
0.740	56	Brush, Fair, HSG B
2.590	66	Weighted Average
2.500		96.53% Pervious Area
0.090		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.8	200	0.0100	0.15		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
5.2	310	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
27.0	510	Total			

Summary for Subcatchment N: North

Runoff = 2.83 cfs @ 12.13 hrs, Volume= 0.225 af, Depth= 3.33"
Routed to Pond 2P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 10-year Rainfall=5.17"

Area (ac)	CN	Description
0.420	69	50-75% Grass cover, Fair, HSG B
0.390	98	Paved parking, HSG B
0.810	83	Weighted Average
0.420		51.85% Pervious Area
0.390		48.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	62	0.0100	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
0.5	26	0.0100	0.82		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
9.1	88	Total			

22257 Craft Group 2023-06-06

Prepared by J & D Civil Engineers, LLC

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22257 Craft Group

Type III 24-hr CT 10-year Rainfall=5.17"

Printed 6/6/2023

Page 5

Volume	Invert	Avail.Storage	Storage Description		
#1	222.00'	7,771 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
222.00	255	60.0	0	0	255
224.00	1,885	215.0	1,889	1,889	3,658
226.00	4,143	252.0	5,882	7,771	5,110

Device	Routing	Invert	Outlet Devices
#1	Discarded	222.00'	6.000 in/hr Exfiltration over Wetted area Conductivity to Groundwater Elevation = 220.00'
#2	Primary	225.50'	8.0' long + 2.0 ' SideZ x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83
#3	Primary	224.00'	6.0" Round Culvert L= 30.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 224.00' / 223.50' S= 0.0167 ' S Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.79 cfs @ 12.42 hrs HW=224.40' (Free Discharge)

└1=Exfiltration (Controls 0.79 cfs)

Primary OutFlow Max=0.32 cfs @ 12.42 hrs HW=224.40' (Free Discharge)

└2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

└3=Culvert (Inlet Controls 0.32 cfs @ 1.89 fps)

22257 Craft Group 2023-06-06

Prepared by J & D Civil Engineers, LLC

HydroCAD® 10.10-7a s/n 02673 © 2021 HydroCAD Software Solutions LLC

22257 Craft Group

Type III 24-hr CT 25-year Rainfall=6.27"

Printed 6/6/2023

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Summary for Subcatchment S: South

Runoff = 4.18 cfs @ 12.25 hrs, Volume= 0.427 af, Depth= 2.92"
 Routed to Reach 1R : (new Reach)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 25-year Rainfall=6.27"

Area (ac)	CN	Description
1.330	69	50-75% Grass cover, Fair, HSG B
0.290	56	Brush, Fair, HSG B
0.130	98	Paved parking, HSG B
1.750	69	Weighted Average
1.620		92.57% Pervious Area
0.130		7.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	200	0.0200	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	110	0.0270	1.15		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
18.1	310	Total			

Summary for Reach 1R: (new Reach)

Inflow Area = 2.560 ac, 20.31% Impervious, Inflow Depth = 2.15" for CT 25-year event
 Inflow = 4.69 cfs @ 12.26 hrs, Volume= 0.459 af
 Outflow = 4.69 cfs @ 12.26 hrs, Volume= 0.459 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Summary for Pond 2P: Pond

Inflow Area = 0.810 ac, 48.15% Impervious, Inflow Depth = 4.34" for CT 25-year event
 Inflow = 3.66 cfs @ 12.13 hrs, Volume= 0.293 af
 Outflow = 1.45 cfs @ 12.41 hrs, Volume= 0.293 af, Atten= 60%, Lag= 17.3 min
 Discarded = 0.88 cfs @ 12.41 hrs, Volume= 0.261 af
 Primary = 0.57 cfs @ 12.41 hrs, Volume= 0.032 af
 Routed to Reach 1R : (new Reach)

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 224.72' @ 12.41 hrs Surf.Area= 2,597 sf Storage= 3,496 cf

Plug-Flow detention time= 35.5 min calculated for 0.293 af (100% of inflow)
 Center-of-Mass det. time= 35.5 min (842.9 - 807.4)

Summary for Subcatchment E: Exist

Runoff = 5.84 cfs @ 12.39 hrs, Volume= 0.705 af, Depth= 3.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 50-year Rainfall=7.08"

Area (ac)	CN	Description
1.760	69	50-75% Grass cover, Fair, HSG B
0.090	98	Paved parking, HSG B
0.740	56	Brush, Fair, HSG B
2.590	66	Weighted Average
2.500		96.53% Pervious Area
0.090		3.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.8	200	0.0100	0.15		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
5.2	310	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
27.0	510	Total			

Summary for Subcatchment N: North

Runoff = 4.28 cfs @ 12.12 hrs, Volume= 0.344 af, Depth= 5.10"
Routed to Pond 2P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 50-year Rainfall=7.08"

Area (ac)	CN	Description
0.420	69	50-75% Grass cover, Fair, HSG B
0.390	98	Paved parking, HSG B
0.810	83	Weighted Average
0.420		51.85% Pervious Area
0.390		48.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	62	0.0100	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
0.5	26	0.0100	0.82		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
9.1	88	Total			

22257 Craft Group 2023-06-06

Prepared by J & D Civil Engineers, LLC

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22257 Craft Group

Type III 24-hr CT 50-year Rainfall=7.08"

Printed 6/6/2023

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Volume	Invert	Avail.Storage	Storage Description
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#3	Primary	224.00'	6.0" Round Culvert L= 30.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 224.00' / 223.50' S= 0.0167 ' S= 0.0167 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.94 cfs @ 12.42 hrs HW=224.96' (Free Discharge)

1=Exfiltration (Controls 0.94 cfs)

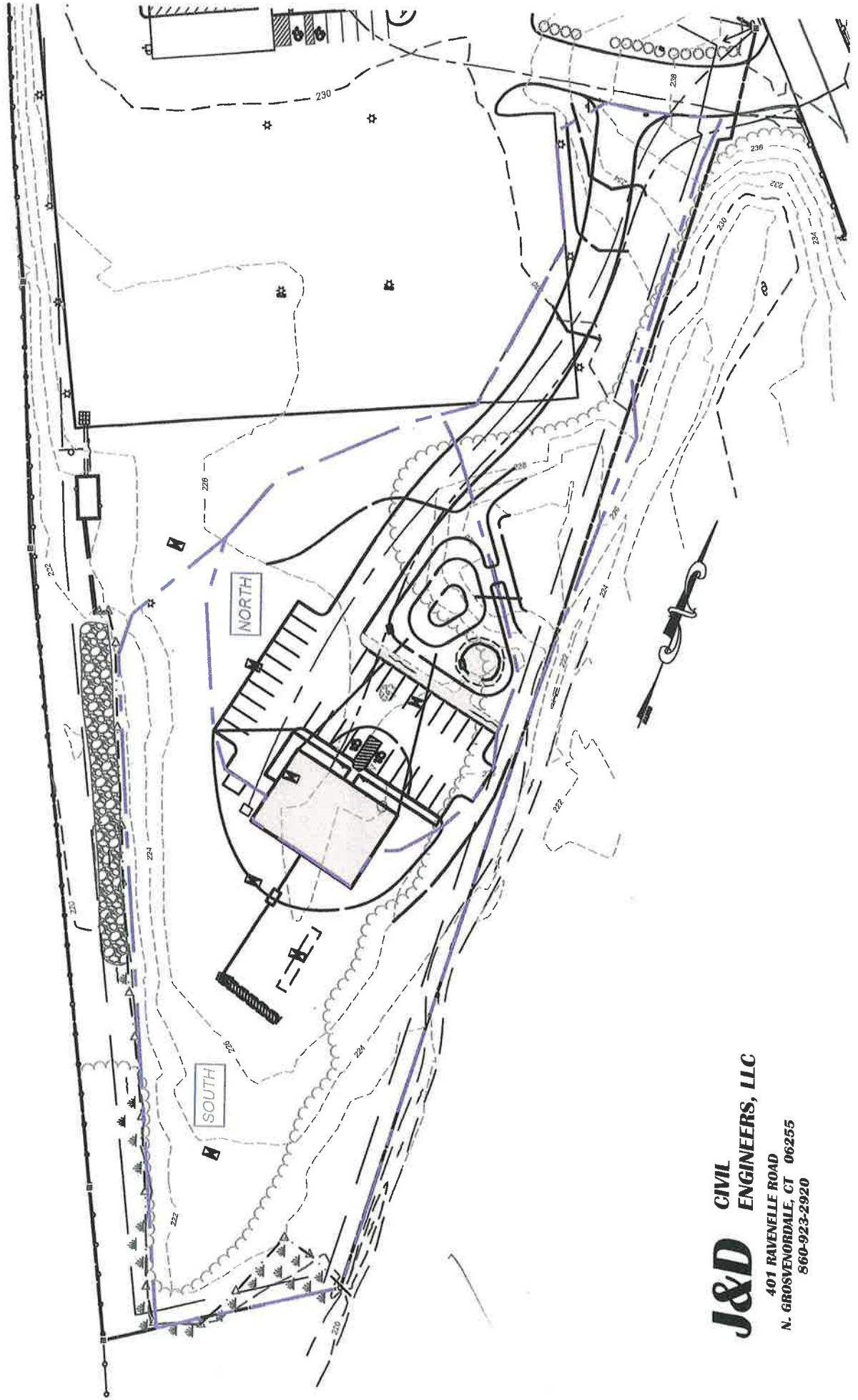
Primary OutFlow Max=0.70 cfs @ 12.42 hrs HW=224.96' (Free Discharge)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

3=Culvert (Inlet Controls 0.70 cfs @ 3.57 fps)

DRAINAGE AREA MAP
PREPARED FOR
THE CRAFT GROUP

JUNE 2023
SCALE: 1" = 80'



J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

- ☐ Application for Special Permit of Exception
☐ Application for Amendment to Regulations
☐ Application for Zone Change
☐ Other _____

Docket No. 2023-09

Date 8.30.2023

Fee: 160.00 3602 ^{ch#}

Amount

Check No.

- 1.) Name of Applicant: SEBASTIAN HELWIG
Address & Telephone No. 231 LADBY RD N. GROSVENORDALE CT 06255
508 844 0116
- 2.) Owner of Land RACETTE FRANKLIN P
Address 214 PARK ST PUTNAM CT 06260
- 3.) Location of Property 215 PARK ST PUTNAM CT 06260 Zone I
Street or Road
- Assessor's Map No. 045 Lot No. 038

- 4.) State nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

I AM APPLYING FOR A SPECIAL PERMIT IN
ACCORDANCE WITH SECTION 304 TABLE III-1
SCHEDULE OF USES AND DISTRICTS TO OPERATE AN
AUTOMOTIVE REPAIR BUSINESS.

THE ABUTTERS ARE ON ATTACH LIST.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

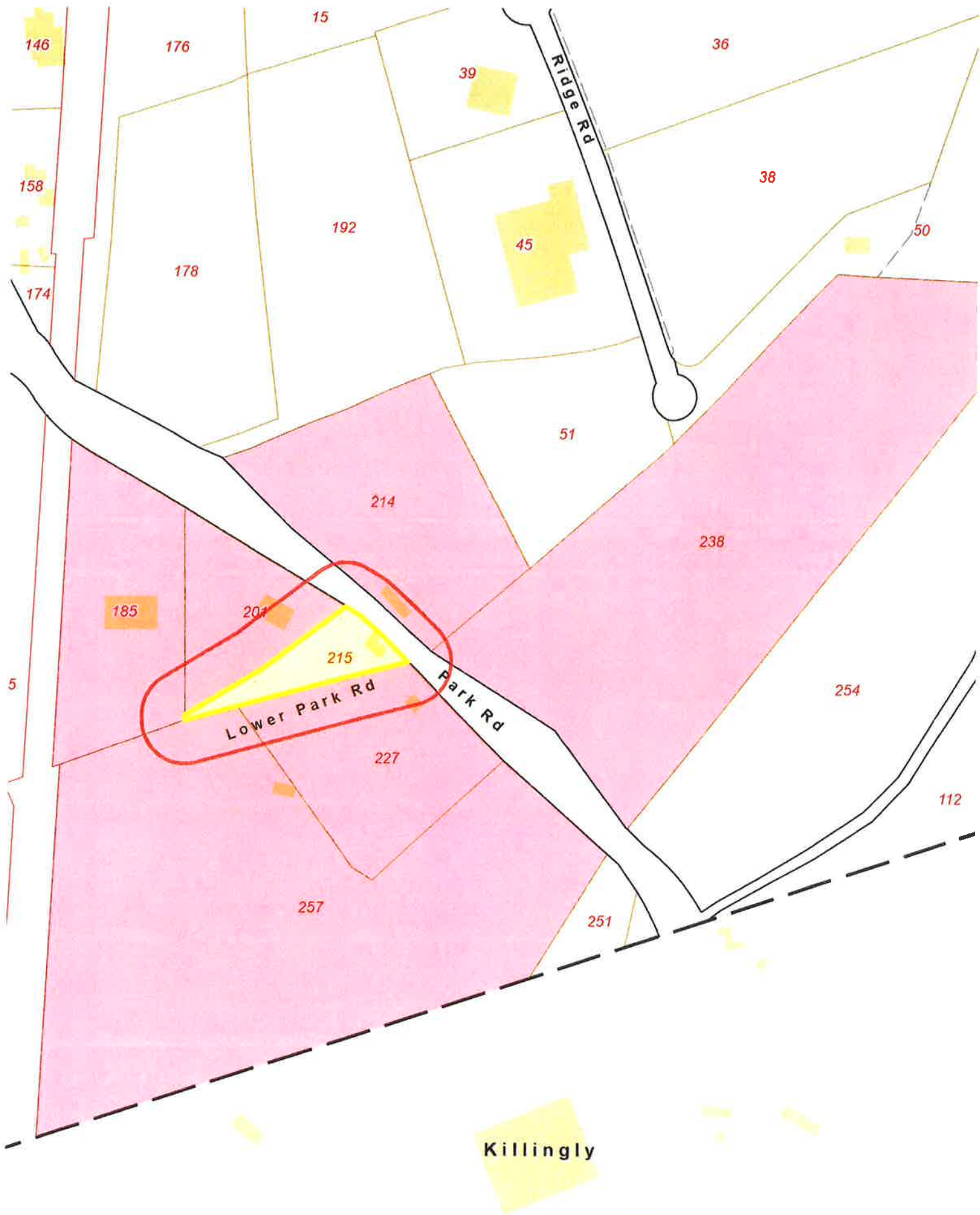
I hereby certify that all the information provided is accurate and complete.

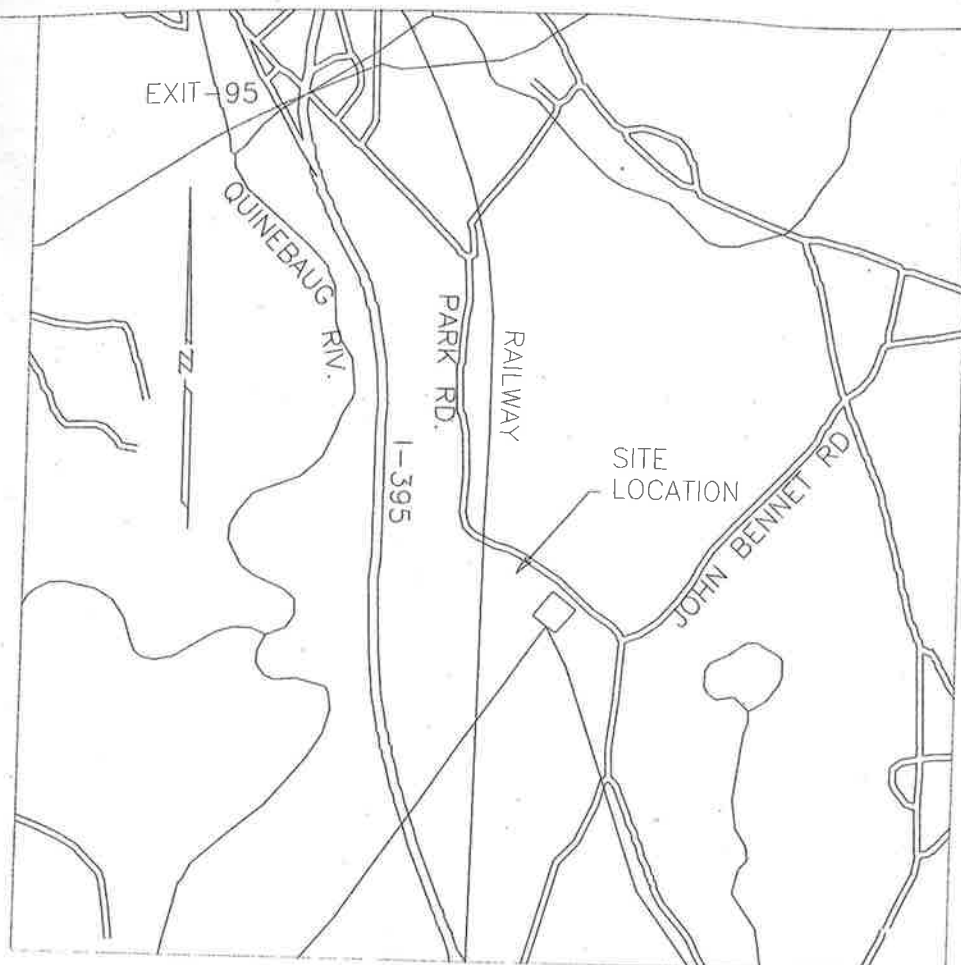
Date Accepted _____
Date Rejected _____

Signature of Applicant

Date

Signature of Chairman





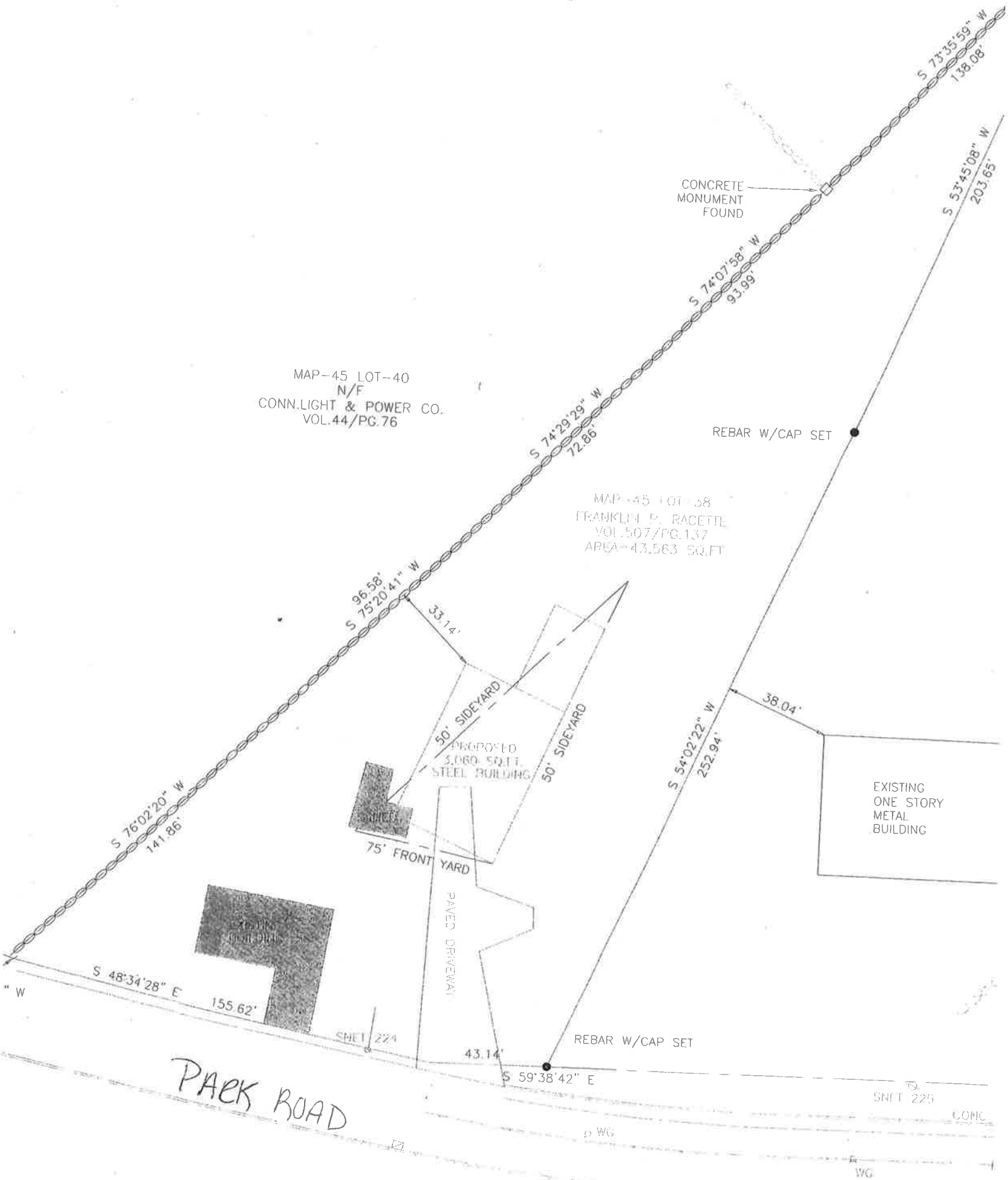
NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - Survey Type: ZONING LOCATION SURVEY
 - This survey conforms to a Class "A-2" horizontal accuracy
 - Boundary determination category is a Dependent Resurvey.
2. Vertical Datum assumed
3. Horizontal Datum NAD 1927
4. AREA OF LOCUS PARCEL = 1.0 ACRES±

MAP-45 LOT-42
N/F
CONN. LIGHT & POWER CO.
VOL. 83/PG. 589

MAP-45 LOT-40
N/F
CONN. LIGHT & POWER CO.
VOL. 44/PG. 76

MAP-45 LOT-38
FRANKLIN P. RACETTE
VOL. 507/PG. 137
AREA-43,563 SQ. FT.



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	17	Store					
Model	94	Commercial					
Grade	14	D					
Stories:	1						
Occupancy	1.00						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall/Sheet					
Interior Wall 2							
Interior Floor 1	09	Pine/Soft Wood					
Interior Floor 2							
Heating Fuel	02	Oil					
Heating Type	03	Hot Air-no Duc					
AC Type	01	None					
Bldg Use	2-1	Commercial					
Total Rooms	00						
Total Bedrms	0.0						
Extra Fixtur							
Heat/AC	00	None					
Frame Type	02	Wood Frame					
Baths/Plumbing	02	Average					
Ceiling/Wall	06	Ceil & Walls					
Rooms/Prtns	02	Average					
Wall Height	10.00						
% Conn Wall							
1st Floor Use:	2-1						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good
SHD1	Shed	L	200	14.00	1750	F	30
SHD1	Shed	L	120	14.00	1750	P	10
						C	1.00
						C	1.00
							800
							200
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,424	1,424	1,424	73.33	104,425	
	Ttl Gross Liv / Lease Area	1,424	1,424	1,424		104,425	

