

Zoning Board of Appeals Hybrid Meeting

September 19, 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/85307569509?pwd=L3JXjs0fzenqW42OCj7iILJamGD6GD.1>

Meeting ID: 853 0756 9509

Passcode: p7WdQ2

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 853 0756 9509

Passcode: 711521



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

Zoning Board of Appeals Hybrid Meeting
September 19, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2023-04 David Labossiere request for a variance of 5 feet for the front yard and rear yard setbacks for the construction of a single family residence. Property located at 6 Prospect Street, Town Assessors Map 015, 138, Zoned R-10. VOTE REQUIRED

Public hearing on Appeal # 2023-05 Sebastian Helwig request for a Certificate of Approval of Location and a 20 foot side yard setback variance for the location of an Auto Body Shop. Property located at 215 Park Road, Town Assessors Map 045, 038, Zoned Industrial. VOTE REQUIRED

Regular Meeting:

Review minutes of the August 15, 2023 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2023-04 David Labossiere request for a variance of 5 feet for the front yard and rear yard setbacks for the construction of a single family residence.

Appeal # 2023-05 Sebastian Helwig request for a Certificate of Approval of Location and a 20 foot side yard setback variance for the location of an Auto Body Shop.

Other Business: VOTE REQUIRED

Meeting Schedule for 2024

Accepting of New Applications for public hearing for the October 17, 2023 meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes
August 15, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

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

Agenda:

Continued the public hearing on Appeal # 2023-003 Jordan Nugent appeal from the decision of the Zoning Enforcement Officer to locate a tattoo parlor at 112 Main Street, Town Assessors Map 015, 059, Zoned Putnam Downtown. Jordan Nugent explained to the Board that she believed a tattoo parlor would fall under the category of a personal service establishment which is allowed in that zone. Crystal Brown, owner of Ginger + Honey Salon & Spa LLC read into the record a letter in favor of adding this service to her salon. Kay Salvas of Thompson and John Smith of Pomfret spoke in favor. Carly Deluca, Economic Development Director spoke in favor. Motion by Mike Bogdanski to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the July 18, 2023, meeting.

Motion by Scott Zadora to accept the minutes second by Mike Bogdanski. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

Appeal # 2023-003 Jordan Nugent – Appeal the decision of the Z.E.O. to locate a tattoo parlor at 112 Main Street

Motion by Mike Bogdanski to allow the location of a tattoo parlor at 112 Main Street, second by Scott Zadora. ALL WERE IN FAVOR

Other Business:

Accepting of New Applications for public hearing at the September 19, 2023, meeting. None

Motion by Mike Bogdanski to adjourn at 7:24 P.M., second by Scott Zadora. ALL WERE IN FAVOR.

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

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 8.2.2023
 FEE: 160.00 5649
 Amount Check #

1.) NAME OF APPLICANT: DAVID LABOSSIÈRE
ADDRESS & TELEPHONE NO. PO BOX 27, DANIELSON, CT 06239

2.) OWNER OF LAND SAME
ADDRESS _____

3.) PREMISES LOCATED AT: MAP 15 LOT 138 STREET CARD NO. 1897

4.) ZONE R-10 AREA OF LOT 19,000+/- S.F. FRONTAGE 670' +/-

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

PROPOSING TO CONSTRUCT A 26' x 48' SINGLE FAMILY RESIDENCE IN THE AREA OF
A FORMER HOUSE LOCATION. REQUESTING A VARIANCE OF 5 FEET FROM THE REQUIRED
SETBACK OF 25 FEET FOR THE FRONT YARD AND REAR YARD SETBACKS AS SHOWN IN
TABLE IV-1 SCHEDULE OF DIMENSIONAL REQUIREMENTS OF THE PUTNAM ZONING REGULATIONS.

DATE APPROVED _____
DATE REJECTED _____

SIGNATURE OF APPLICANT _____ DATE _____



51 foot Abutters List Report

Putnam, CT
August 01, 2023

Subject Property:

Parcel Number: 015-138
CAMA Number: 015-138-000
Property Address: 6 PROSPECT ST

Mailing Address: LABOSSIERE DAVID
PO BOX 27
DANIELSON, CT 06239

Abutters:

Parcel Number: 015-118
CAMA Number: 015-118-000
Property Address: 6 HAMMOND ST

Mailing Address: BUDDY UDDY LLC
6 HAMMOND ST
PUTNAM, CT 06260

Parcel Number: 015-119
CAMA Number: 015-119-000
Property Address: 24 PROSPECT ST

Mailing Address: VAICIULIS BRIAN J
6 HAMMOND ST
PUTNAM, CT 06260

Parcel Number: 015-129
CAMA Number: 015-129-000
Property Address: 28 WILKINSON ST

Mailing Address: BAUCH EDWARD
28 WILKINSON ST
PUTNAM, CT 06260

Parcel Number: 015-132
CAMA Number: 015-132-000
Property Address: 9 HAMMOND ST

Mailing Address: BENOIT DANIEL J
9 HAMMOND ST
PUTNAM, CT 06260

Parcel Number: 015-134
CAMA Number: 015-134-000
Property Address: 17 PROSPECT ST

Mailing Address: 53 PROSPECT STREET LLC
PO BOX 191
PLAINFIELD, CT 06374

Parcel Number: 015-135
CAMA Number: 015-135-000
Property Address: 24 WILKINSON ST

Mailing Address: LEMAY RENE & SALLY
469 ENGLISH NEIGHBORHOOD RD
WOODSTOCK, CT 06281

Parcel Number: 015-137
CAMA Number: 015-137-000
Property Address: 5 PROSPECT ST

Mailing Address: WILLIAMS PAUL D &
5 PROSPECT ST
PUTNAM, CT 06260

Parcel Number: 015-142
CAMA Number: 015-142-000
Property Address: 16 WILKINSON ST

Mailing Address: SPILLERS THOMAS & EDWARD
16 WILKINSON ST
PUTNAM, CT 06260

Parcel Number: 015-148
CAMA Number: 015-148-000
Property Address: 5 BELLEVUE ST

Mailing Address: PROVOST WILLIAM & MARY
5 BELLEVUE ST
PUTNAM, CT 06260

Parcel Number: 015-149
CAMA Number: 015-149-000
Property Address: 1 BELLEVUE ST

Mailing Address: BYRNES INVESTMENT GROUP LLC
27 BITTERSWEET BLVD
WORCESTER, MA 01607



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 2



51 foot Abutters List Report

Putnam, CT
August 01, 2023

Parcel Number: 015-150
CAMA Number: 015-150-000
Property Address: 25 BELLEVUE ST

Mailing Address: RENAUD BRIAN P
25 BELLEVUE
PUTNAM, CT 06260



www.cai-tech.com

8/1/2023

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Page 2 of 2



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

September 12, 2023

Dear Abutting Property Owner,

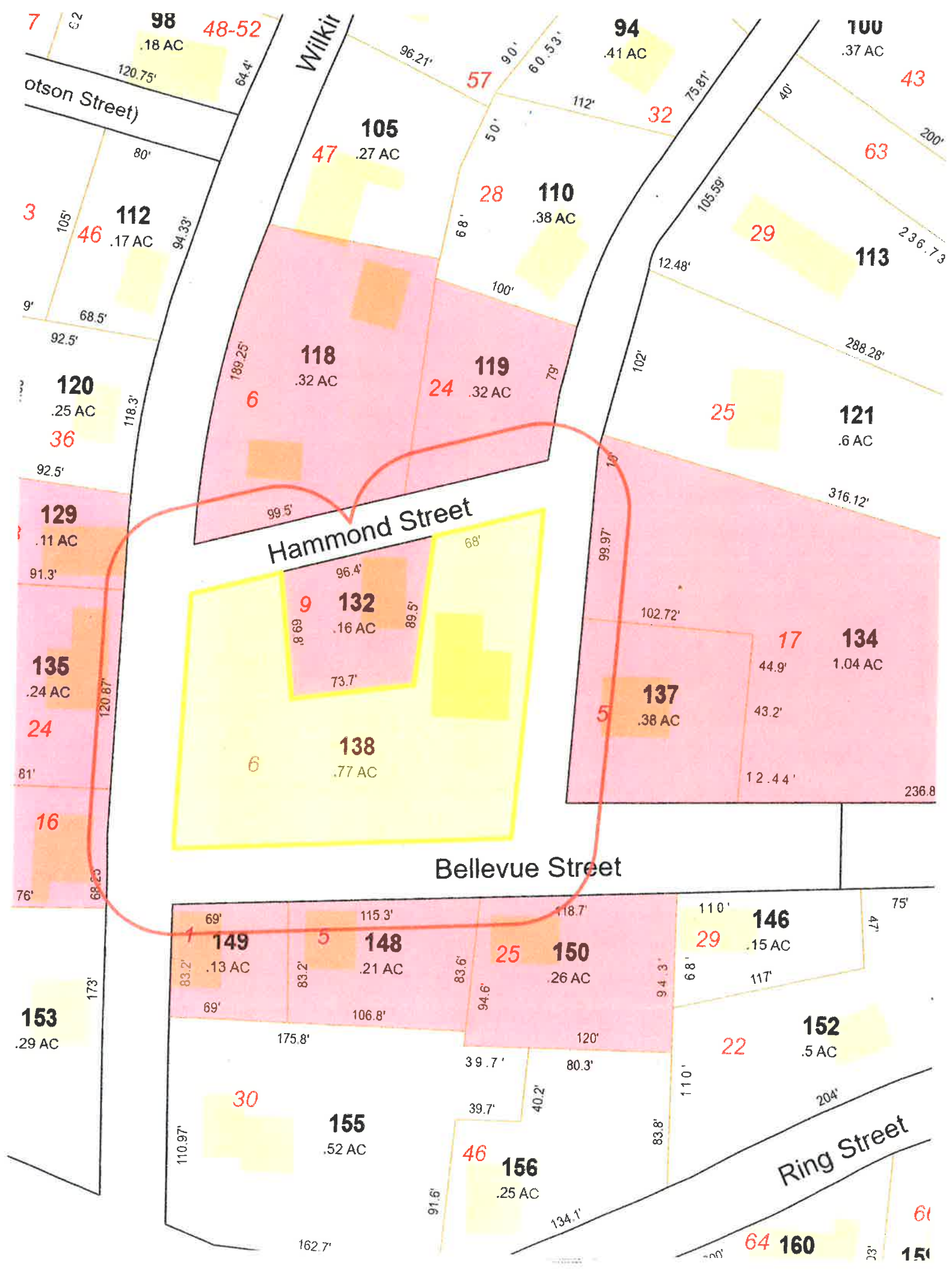
The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on September 19, 2023, at 7:00 P.M. on the second floor, Room 201, of the Municipal Complex located at 200 School Street, Putnam, CT. A public hearing will be held on the following:

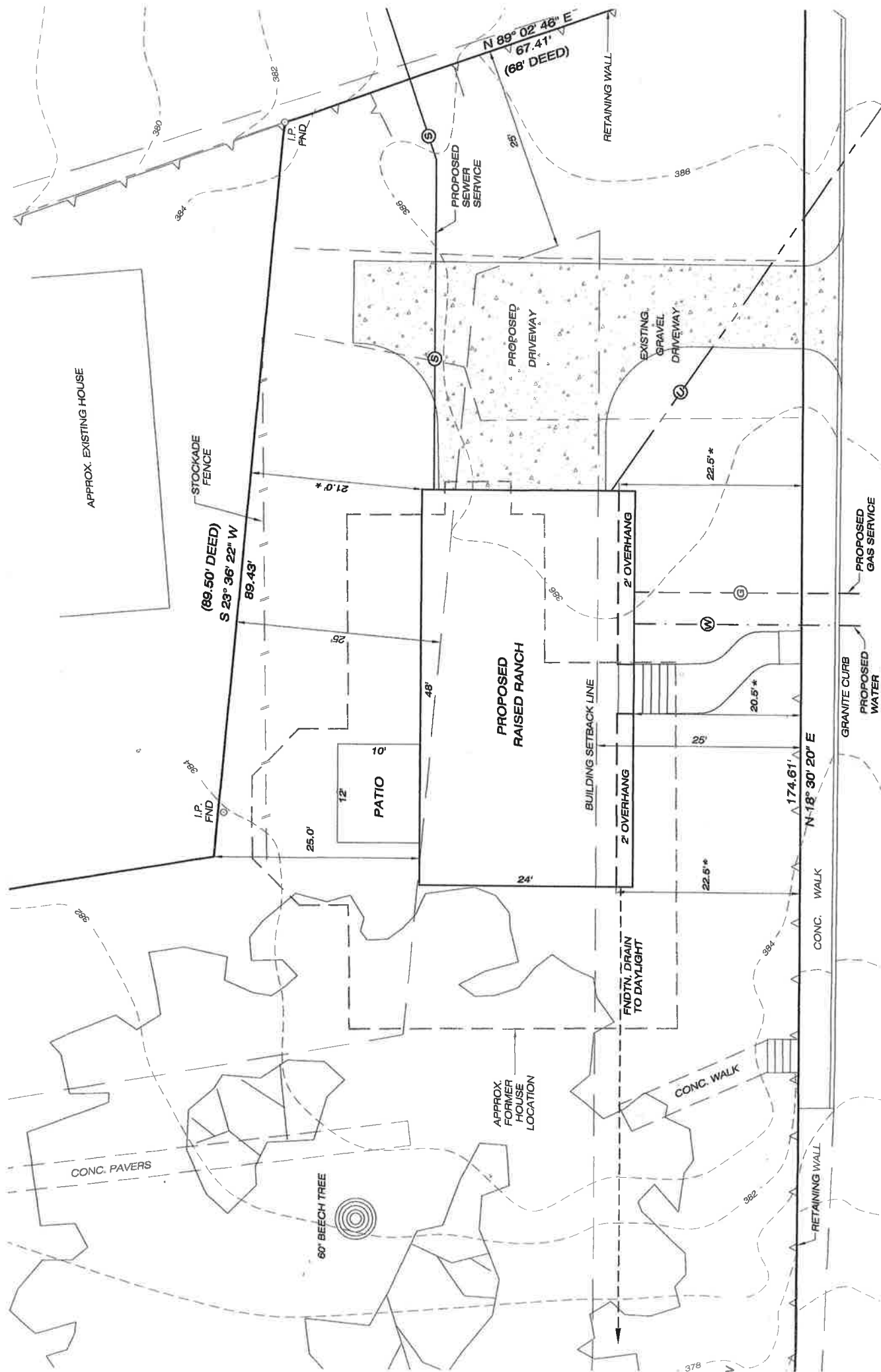
Appeal # 2023-04 David Labossiere request for a variance of 5 feet for the front yard and rear yard setbacks for the construction of a single-family residence. The property is located at 6 Prospect Street, Town Assessors Map 015, 138, Zoned R-10.

If you have any questions or concerns, please feel free to submit them in writing to the Building/Z.E.O Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda Roy
Recording Secretary





PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2023-05

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

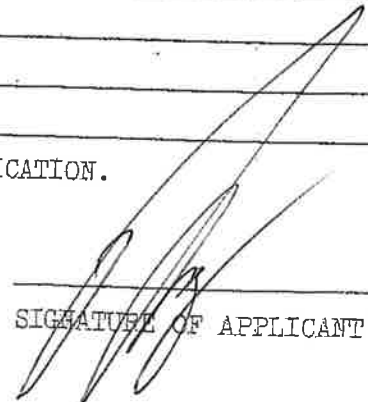
DATE: 8.30.2023
FEE: 160.00 3603
Amount Check #

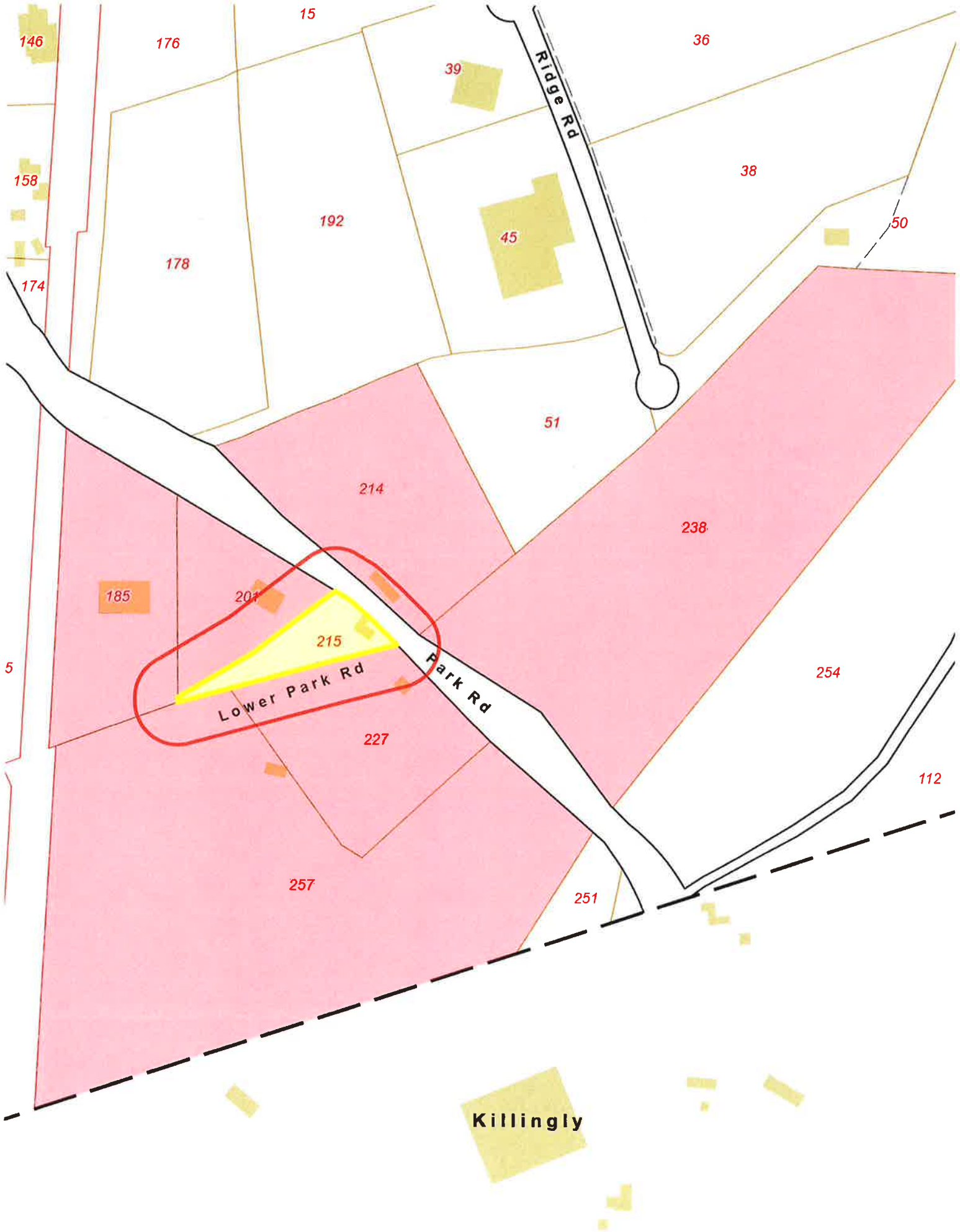
- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☒ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

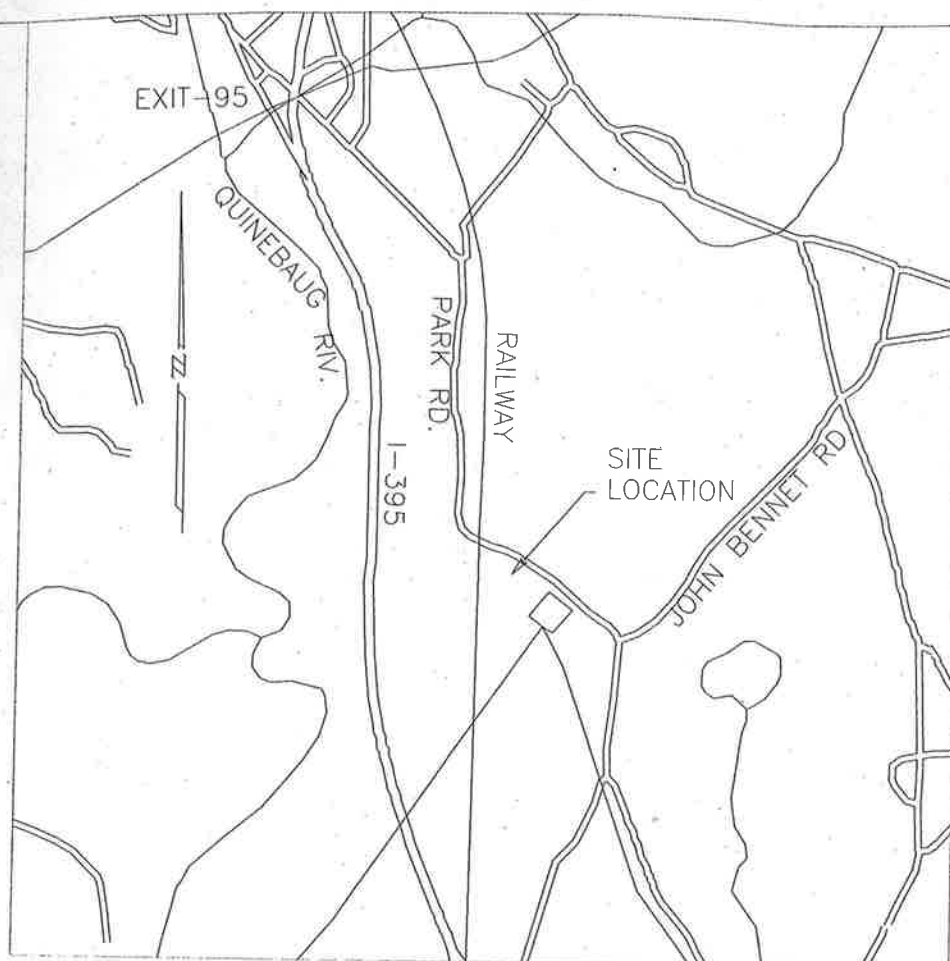
- 1.) NAME OF APPLICANT: SEBASTIAN HELWIG 508-944-0116
ADDRESS & TELEPHONE NO. 231 LABBY RD N. GROSVENORDALE CT 06238
- 2.) OWNER OF LAND RACETTE FRANKLIN P
ADDRESS 214 PARK ST PUTNAM CT 06260
- 3.) PREMISES LOCATED AT: MAP 045 LOT 038 STREET CARD NO. _____
- 4.) ZONE I AREA OF LOT _____ FRONTAGE _____
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
I AM APPLYING FOR CERTIFICATE OF APPROVAL AND
A 20 FT SIDEYARD VARIANCE.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____


SIGNATURE OF APPLICANT' DATE





1"=2000'

LOCATION MAP

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

CONCRETE
MONUMENT
FOUND

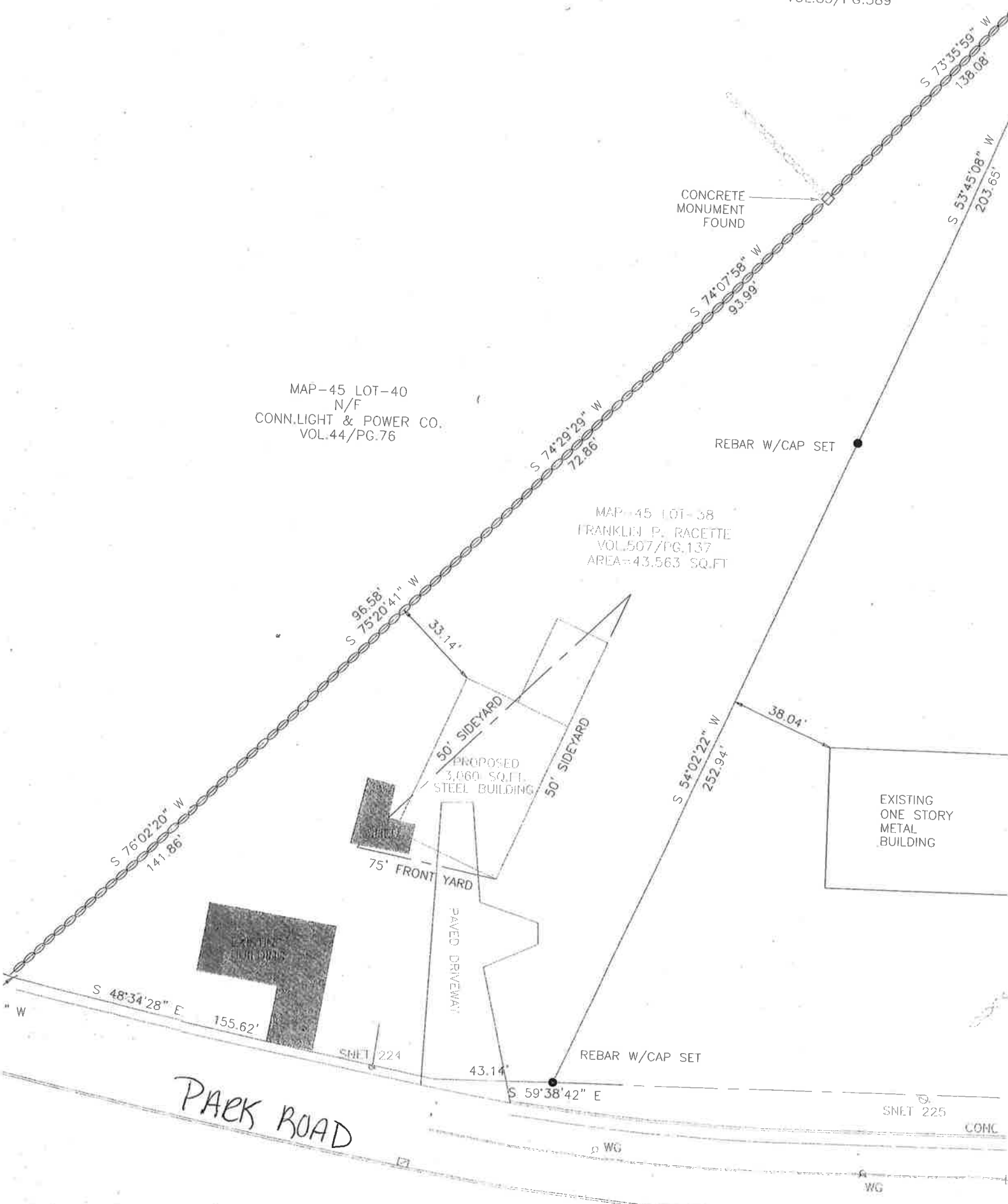
REBAR W/CAP SET

EXISTING
ONE STORY
METAL
BUILDING

PROPOSED
3,060 SQ.FT.
STEEL BUILDING

PAVED DRIVEWAY

PARK ROAD



[illegible]



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

September 12, 2023

Dear Abutting Property Owner,

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Sincerely,

Brenda Roy
Recording Secretary

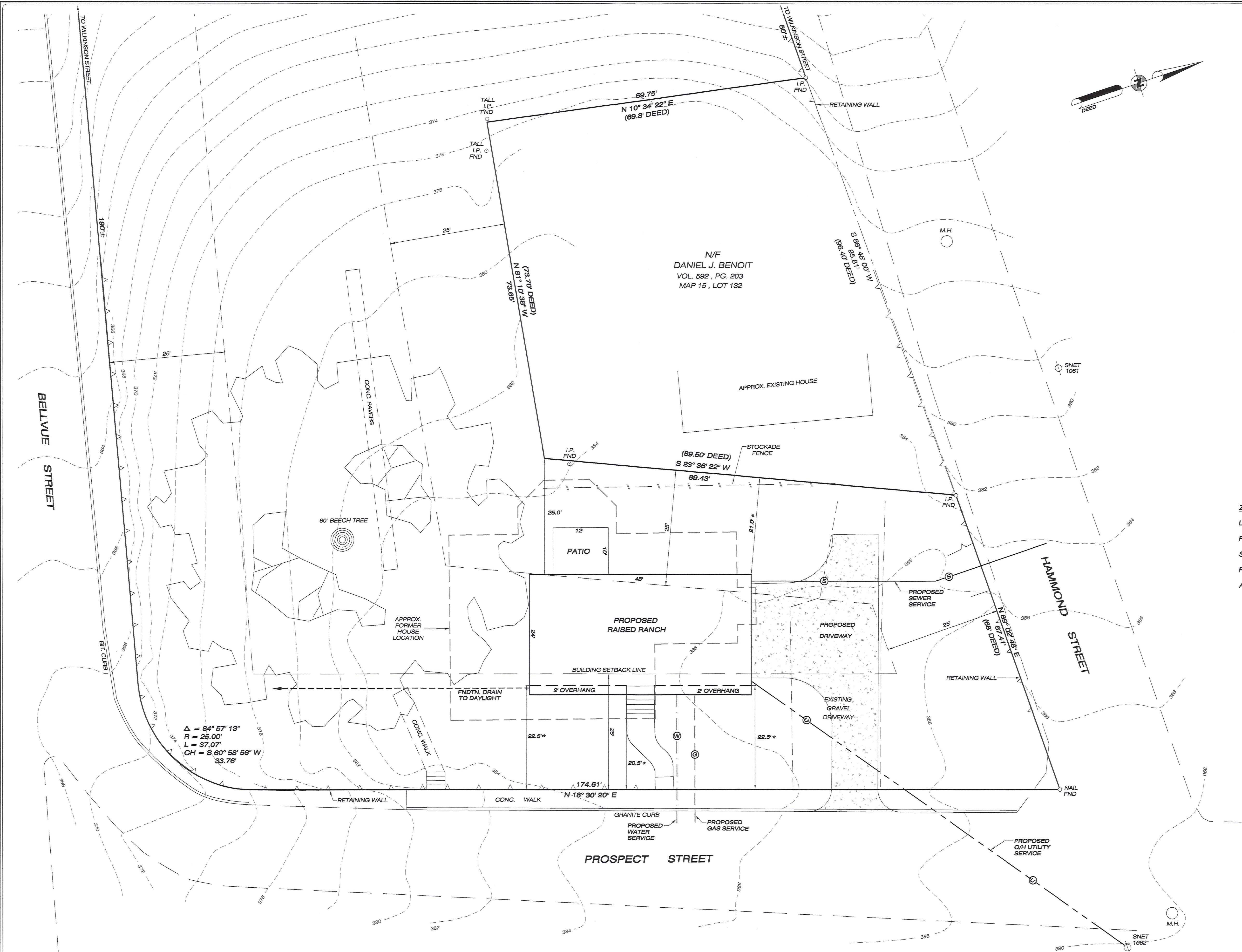
Authors List

CONN LIGHT & POWER CO
P O BOX 270
HARTFORD, CT 06141

ENGLERT CHARLES H
18 WINDHAM LANDING
DANIELSON, CT 06239

FAIRWAYS EDGE LLC
643 MANLEY ST
WEST BRIDGEWATER, MA 02379

RACETTE FRANKLIN P
214 PARK RD
PUTNAM, CT 06260



- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A2. TOPOGRAPHIC FEATURES DEPICTED WERE TAKEN FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS "T-D". CONTOUR INTERVAL = 2 FEET, VERTICAL DATUM = APPROXIMATE NAVD88. THE PURPOSE OF THIS MAP AND SURVEY IS TO DEPICT THE LOCATION OF A PROPOSED HOUSE IN ORDER TO OBTAIN A VARIANCE FROM THE TOWN ZONING REGULATIONS.
 2. ZONING DISTRICT: R10
 3. SUBJECT PROPERTY IS SHOWN AS MAP 15, LOT 138 OF THE PUTNAM ASSESSOR'S RECORDS.
 4. PUBLIC SEWER, WATER AND GAS ARE AVAILABLE. PROPOSED UTILITY SERVICE LOCATIONS SHOWN ARE SUBJECT TO SUCH CHANGE AS THE RESPECTIVE UTILITY COMPANIES MAY REQUIRE. EXISTING SERVICE CONNECTIONS ARE TO BE USED IF POSSIBLE.
 5. DEED REFERENCE: VOL. 848, PG. 699 OF THE PUTNAM LAND RECORDS.

ZONE: R-10	REQ'D	PROVD.
LOT FRONTAGE WIDTH	90'	211.68' (PROSPECT ST.)
FRONT SETBACK	25'	20.5' *
SIDE SETBACK (CORNER LOT)	25'	N/A
REAR SETBACK	25'	21.0' *
ACCESSORY SETBACK	5'	13.6'

$\Delta = 84^\circ 57' 13''$
 $R = 25.00'$
 $L = 37.07'$
 $CH = S 60^\circ 58' 56'' W$
 $33.76'$

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
"CALL BEFORE YOU DIG" 1 800 922 4455 OR 811

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155

06/28/2022
DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

ZONING LOCATION SURVEY

PROPOSED HOUSE LOCATION
ON PROPERTY OF

DAVID LABOSSIÈRE

6 PROSPECT STREET

PUTNAM, CONNECTICUT

DATE: JUNE 2022

SCALE: 1" = 10'

0 5' 10' 20' 30'

JOB NO: 22020 F.B. NO: HP48/FILE DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS

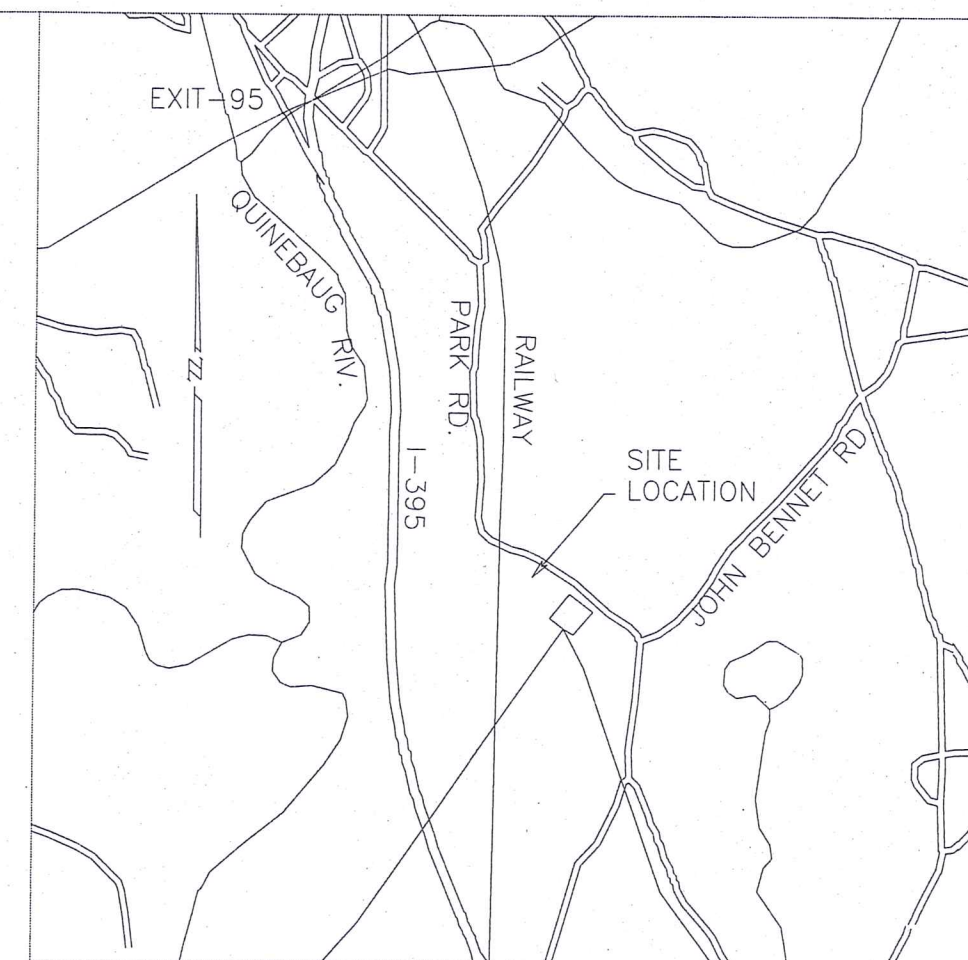
LAND RECORD RESEARCH

survey associates

EMAIL: DLABO@SVA.SU.NET

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 1 OF 1
REVISED:



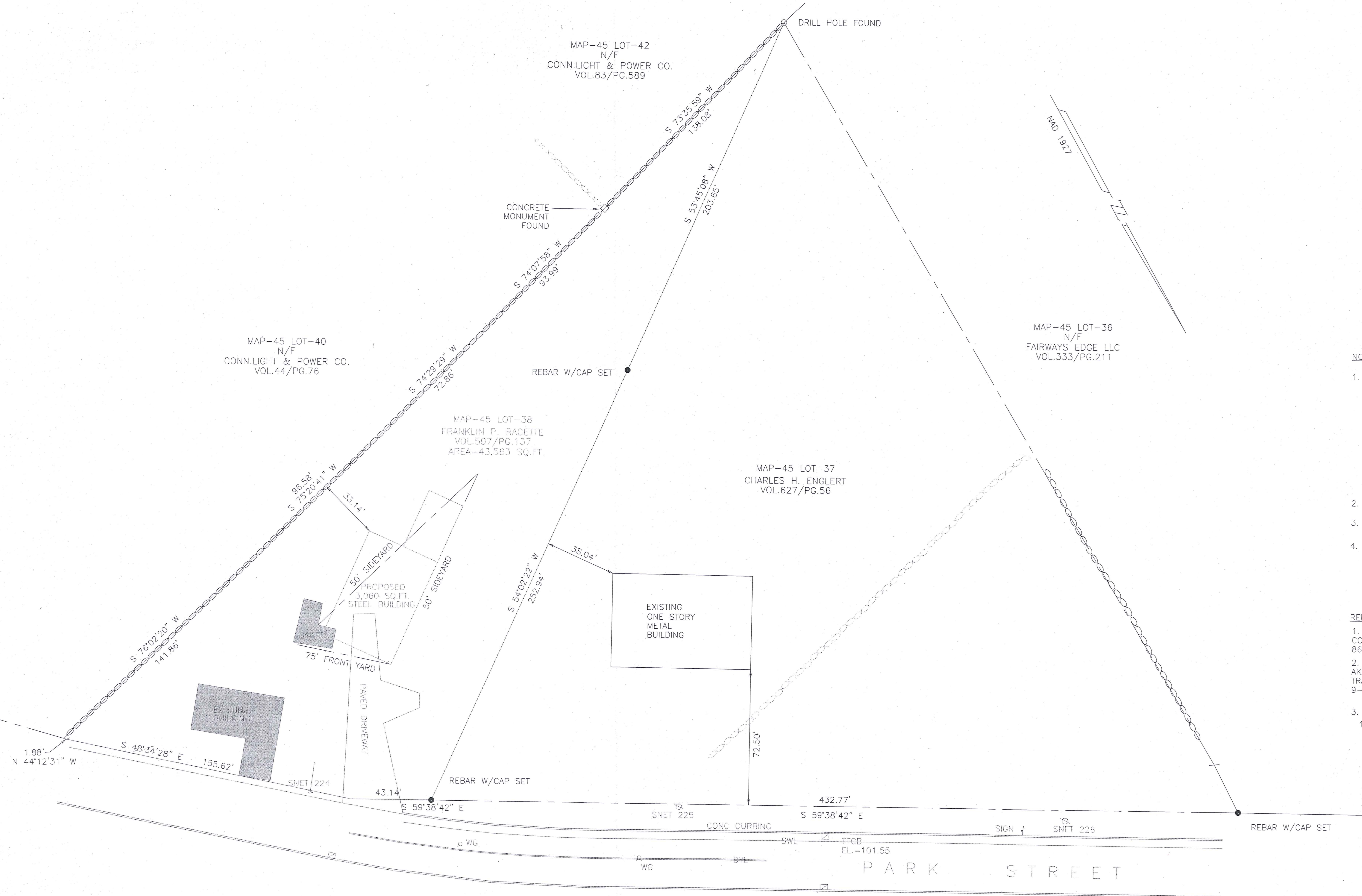
LOCATION MAP

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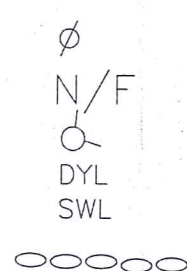
REFERENCE MAPS:

- PROPERTY SURVEY PREPARED FOR PUTNAM ECONOMIC DEVELOPMENT COMMISSION LOT "A" PARK STREET PUTNAM, CONNECTICUT JOB NUMBER 86023A11 DATE 9/15/98 SCALE 1"=40'
- TOWN OF PUTNAM MAP SHOWING LAND ACQUIRED FROM ELEANOR RACETTE AKA ELEANOR V. RACETTE BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF TRACY ROAD AND PARK ROAD 9-21-1993 PROJECT NO. 68-161 SHEET 2 OF 2
- SITE PLAN CHARLES ENTLERT 215 PARK ROAD PUTNAM, CT. 1"=30' SEP. 2008

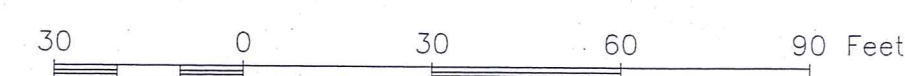


BULK TABLE I ZONE	REQUIRED	PROPOSED
MINIMUM LOT SIZE (SQ. FT.)	43,560 SF	43,563 SF
MINIMUM LOT FRONTAGE	200 FT.	200.64 FT.
MINIMUM FRONT YARD SETBACK	75 FT.	75.0 FT.
MINIMUM SIDE YARD SETBACK	50 FT.	33.14 FT.
MINIMUM REAR YARD SETBACK	40 FT.	N/A

LEGEND



UTILITY POLE
NOW OR FORMERLY
WATER GATE
DOUBLE YELLOW LINE
SINGLE WHITE LINE
STONEMALL



To my knowledge and belief, this map is substantially correct as noted hereon.

ERIC SEITZ, Conn. L.S. #18856

ZONING LOCATION SURVEY

PREPARED FOR
Sebastian Helwig
215 PARK ROAD
PUTNAM CONNECTICUT
SCALE 1"=30' AUGUST 29 2023