

Zoning Commission Hybrid Meeting

November 15, 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/88391623755?pwd=clWXfSCM6qqfXx7jwqMtlJaxWzgSHV.1>

Meeting ID: 883 9162 3755

Passcode: P82Mez

Dial by your location

- +1 929 205 6099 US (New York)

Meeting ID: 883 9162 3755

Passcode: 338539

Zoning Commission Hybrid Meeting
November 15, 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 # 2023-09 Putnam River Road, LLC- request for rear lot approval for property located on the easterly side Modock Road. Town Assessors Map 43, Lot 10 (Lot 8 of the 11-lot re-subdivision) Zoned AG-2. VOTE REQUIRED

Public hearing on Docket # 2023-10 285 River Road, LLC request for real lot approval for property located at 285 River Road Town Assessors Map 43, Lot 8 (Lot 4 of the 11-lot re-subdivision plan) Zoned AG-2. VOTE REQUIRED

Regular Meeting:

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

Correspondence:

New Business: VOTE REQUIRED

Docket # 2023- 09 Putnam River Road, LLC- Rear lot approval for property located on the easterly side Modock Road.

Docket # 2023-10 285 River Road, LLC - Rear lot approval for property located at 285 River Road

Rawson Materials – 300 River Road – Excavation Permit Renewal – Bond Amount \$221,806.20

Other Business: VOTE REQUIRED

Resignation of Chad Sessums as the Zoning Commission's duly authorized agent as Zoning Enforcement Officer for the Town of Putnam. VOTE REQUIRED

Designation of Bruce Fitzback as the Zoning Commission's duly authorized agent as Zoning Enforcement Officer for the Town of Putnam. VOTE REQUIRED

Accepting of New Applications for public hearing on December 20, 2023

Adjournment.

Zoning Commission Hybrid Meeting Minutes
October 18, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Liz Thompson, Lisa-Jean Clifford (via zoom) Douglas Taylor
Nick Huston

Continued the 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. Janet Blanchette of J & D Civil Engineers reviewed the site plan of the proposed facility. Jonathan Androlewicz, Craft Group discussed the business, proposed staffing, and hours of operation. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the September 20, 2023 meeting.

Motion by Nick Huston to accept the minutes, second by Liz Thompson. ALL WERE IN FAVOR.

Correspondence: None

New Business:

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

Motion by Douglas Taylor to approve, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing on November 15, 2023

285 River Road LLC- 285 River Road -Rear Lot Approval – Assessors Map 43, Lot 8 (Lot 4 of the 11-lot re-subdivision plan)

Motion by Douglas Taylor to accept the application for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Putnam River Road LLC- Easterly side Modock Road -Rear Lot Approval – Assessors Map 43, Lot 10 (Lot 8 of the 11-lot re-subdivision)

Motion by Douglas Taylor to accept the application for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Motion by Nick Huston to adjourn at 7:46 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.



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

October 31, 2023

Connecticut Association of Zoning Enforcement Officials (CAZEO)
P.O. Box 2034, Manchester, CT 06455
[C/O: Mr. Bruce Fitzback, Applicant]

Subject: Applicant Bruce Fitzback, Letter of Employment from Supervisors
Connecticut Association of Zoning Enforcement Officials (CAZEO) Certification

Dear Sir or Madam:

As part of Mr. Bruce Fitzback's efforts towards certification under CAZEO, the Town of Putnam provides this letter to accompany his case study application.

Mr. Fitzback has been employed by the Town of Putnam since September 9, 2020, to fill a vacant Town Planner position as the Land Use Agent under the direct supervision of the Town Administrator. The position requires performing various professional, technical, supervisory, and administrative duties in compliance with Federal, State, and Municipal regulations and requirements and acting as an agent for Town agencies, including the Planning Commission, Inland Wetlands and Watercourse Commission, Zoning Commission, and Aquifer Protection Agency. As a part-time Zoning Commission agent/ZEO, Mr. Fitzback has been responsible for applications and compliance with various zoning components, including excavation, floodplains, stormwater, and erosion and sedimentation control measures. In addition, Mr. Fitzback coordinates with the Town's Zoning Enforcement Official (ZEO) on enforcement cases when assigned.

Over the past three years, Mr. Fitzback has had successful enforcement outcomes by issuing verbal and written Notice of Violations and Compliance Orders. The Town is pleased with the actions and performance of Mr. Fitzback in his duties. The Town of Putnam plans to include for vote at the November 2023 Zoning Commission meeting designation of Mr. Fitzback as their duly authorized agent as ZEO for the Town of Putnam.

Please contact us with questions or clarifications, Elaine Sistare at 860-963-6800 x113 or elaine.sistare@putnamct.us or Chad Sessums at 860-963-6800 x 111 or chad.sessums@putnamct.us

Sincerely,

Elaine Sistare, PE, BCEE
Town Administrator

Chad Sessums
Building Inspector and Zoning Enforcement Officer

Cc: Bruce Fitzback, Town of Putnam



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 Oct. 18, 2023
Fee: 160.00 3928
Amount Check No.

- 1.) Name of Applicant: Putnam River Road, L.L.C.
Address & Telephone No. P.O. Box 271, Putnam, Connecticut 06260 (860) 234-0907
- 2.) Owner of Land Putnam River Road, L.L.C.
Address P.O. Box 271, Putnam, Connecticut 06260
- 3.) Location of Property Easterly Side Modock Road, Putnam, Connecticut Zone AG-2
Street or Road
Assessor's Map No. 43 Lot No. 10 (Lot 8 on the resubdivision plan of the Applicant and 285 River Road LLC)
- 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.

Application for approval of a rear lot representing the creation of the first rear lot from a parcel of land undivided since May 9, 1960 pursuant to the provisions of Section 416 of the Town of Putnam Zoning Regulations. The Applicant submits that the approval of this lot as a rear lot represents the best development of the land giving due consideration to drainage, land configuration, accessibility and topography in order to allow utilization of a portion of interior land for the development of a single family dwelling house in the low density 11 lot resubdivision of the property of 285 River Road LLC and Putnam River Road, L.L.C. recently approved by the Putnam Planning Commission with an overall density of one dwelling unit per 8.73 acres.

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

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

PUTNAM RIVER ROAD, L.L.C.

By: [Signature]
Harry B. Heller, its Authorized Agent
Signature of Applicant

9/15/23

Date

Date Accepted _____

Date Rejected _____

Signature of Chairman _____

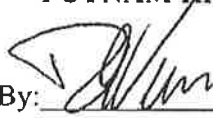
AUTHORIZATION

PUTNAM RIVER ROAD, L.L.C., a Connecticut limited liability company hereby authorizes the law firm of Heller, Heller & McCoy to file a special permit application on its behalf, pursuant to the requirements of Section 416 of the Putnam Zoning Regulations to enable resubdivision Lot 4 in the resubdivision of the real property of Putnam River Road, L.L.C., as a rear lot. Said application is filed pursuant to the requirements of Section 416 of the Putnam Zoning Regulations.

Putnam River Road, L.L.C. hereby further authorizes the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Provost & Rovero, Inc. to represent its interests in all proceedings before the Putnam Zoning Commission with respect to said special permit application.

Dated at Putnam, Connecticut this 18th day of September, 2023.

PUTNAM RIVER ROAD, L.L.C.

By: 

(L.S.)

Robert Viens, its Member

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 22, 2023

Town of Putnam Zoning Commission
Attn: Mr. Bruce Fitzback, Town Planner
200 School Street
Putnam, CT 06260

Re: Application of Putnam River Road, L.L.C. for special permit approval for proposed rear lot 8 in the recently approved resubdivision of 285 River Road LLC and Putnam River Road, L.L.C.

Dear Mr. Fitzback:

This correspondence is intended to satisfy the requirements of Section 114(C) of the Putnam Zoning Regulations in conjunction with a special permit application filed herewith for the approval of Lot 8 in the River Road re-subdivision of 285 River Road LLC and Putnam River Road, L.L.C. for rear lot approval:

- (a) The improvement location survey and detail sheet submitted herewith include the information required for a site plan for the development of a single family residential lot as contemplated by Section 113 of the Putnam Zoning Regulations.
- (b) There are no hazardous wastes or materials associated with the development of the proposed rear lot for single family residential purposes.
- (c) Abutting properties are utilized for residential purposes, agriculture and recreation.
- (d) The names of property owners within 100 feet of the application parcel are shown on the list submitted herewith.
- (e) Rock outcrops on the parcel which is the subject of this application within the general area of proposed development, are depicted on the improvement location survey submitted herewith. Existing contours which indicate all slopes, including those in excess of fifteen (15%) percent and forested areas are depicted on the improvement location survey

submitted with this application.

- (f) Erosion and sedimentation controls are shown on the attached improvement location survey.
- (g) There are no drainage improvements, facilities or structures proposed with this application.
- (h) Test pit locations are shown on Sheet 1 of 2 of the plan submitted herewith and test pit results are delineated on Sheet 2 of 2 of that submission.
- (i) No portion of the real property which is the subject of this application is located within the FEMA 100 year flood zone.
- (j) No landscaping (other than the installation of a residential lawn), fences or walls are proposed as part of the development of this lot.

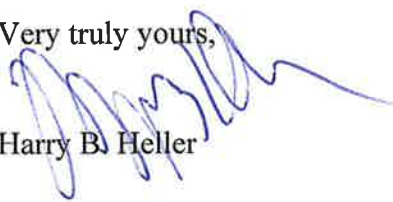
Submitted herewith and constituting the application for special permit approval for Lot 8 in the River Road Resubdivision of 285 River Road LLC and Putnam River Road, L.L.C. as a rear lot are the following:

1. Three (3) copies of the Town of Putnam Zoning Application.
2. Authorization signed by the Applicant and property owner authorizing the law firm of Heller, Heller & McCoy to submit the instant special permit application on its behalf and further authorizing the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Provost & Rovero, Inc. to represent its interests in all proceedings with respect to said special permit application before the Town of Putnam Zoning Commission.
3. Three (3) copies of the list of property owners located within 100 feet of the application parcel.
4. Three (3) copies of the Schedule of Construction required pursuant to the provisions of Section 1.14(C)(2)(b) of the Putnam Zoning Regulations.
5. Three (3) prints of a plan entitled "Improvement Location Survey Proposed Site Plan Prepared For Putnam River Road, L.L.C. Lot 8 Modock Road Putnam, Connecticut Date: 9/8/2023 Scale: 1" = 40' Sheet: 1 of 2 and 2 of 2 Dwg. No: Client File" prepared by Provost & Rovero, Inc.
6. Our check in the amount of \$160.00 representing payment of the application fee for a special permit application, together with the State fee in the amount of \$60.00.

Putnam Zoning Commission
September 22, 2023
Page 3 of 3

Request is hereby made that you place this matter on the Agenda of the Town of Putnam Zoning Commission for its regularly scheduled meeting of October 18, 2023. Should you have any questions concerning the application or need any additional information, please free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosure

Cc: Mr. Robert Viens
Mr. Jeffrey Rawson
Madilyn Smith, Esquire
Mr. David Held

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

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Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 25, 2023

Town of Putnam Planning and Zoning Commission

Attn: Mr. Bruce Fitzback, LS, Land Use Agent

200 School Street

Putnam, CT 06260

Re: Putnam River Road, L.L.C. – Special Permit Application for proposed rear lot 8 in the recently approved resubdivision of 285 River Road LLC and Putnam River Road, L.L.C.

Dear Mr. Fitzback:

Enclosed herewith please find copies of notices which were forwarded to property owners whose properties are located within 100 feet of the properties for which the above referenced special permit application has been filed. These notices have been provided to alert all neighboring property owners of the public hearing that has been scheduled for the above referenced application on November 15, 2023 at 7:00 p.m. in accordance with Section 114(H)(3) of the Putnam Zoning Regulations.

Also enclosed is the Certificate of Mailing – Firm that has been stamped by the United States Postal Service, evidencing that the enclosed notices were mailed on October 23, 2023. The Certificate of Mailing also constitutes a list containing the name and address of each abutting property owner that has been notified of the public hearing.

Should you have any questions, or need anything further, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb

Enclosures



Certificate of Mailing — Firm

Name and Address of Sender Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, Connecticut 06382		TOTAL NO. of Pieces Listed by Sender 5	TOTAL NO. of Pieces Received at Post Office™ 5	Affix Stamp Here Postmark with Date of Receipt. 			
Postmaster, per (name of receiving employee) <i>Kim Mead</i>							
USPS® Tracking Number	Address (Name, Street, City, State, and ZIP Code™)			Postage	Fee	Special Handling	Parcel Airlift
Firm-specific Identifier							

1.	285 River Road LLC P.O. Box 271 Putnam, CT 06260	.63	.41		
2.	Mr. Kenneth J. Haggerty Mrs. Cecile M. Haggerty 303 Modock Road Putnam, CT 06260	.63	.41		
3.	Ms. Lindsey N. Leblanc Mr. Tom Garrett Mr. Eric J. Staples P.O. Box 22 Pomfret, CT 06258	.63	.41		
4.	Mr. Donald E. Moreau Mrs. Sandra A. Moreau 222 Modock Road Pomfret Center, CT 06259	.63	.41		
5.	Putnam River Road, L.L.C. P.O. Box 271 Putnam, CT 06260	.63	.41		

**APPLICATION OF PUTNAM RIVER ROAD, L.L.C. TO TOWN OF PUTNAM ZONING
COMMISSION
SPECIAL PERMIT FOR REAR LOT FOR RESUBDIVISION LOT 8**

LIST OF PROPERTY OWNERS WITHIN 100 FEET

WEST

Putnam River Road, L.L.C.
P.O. Box 271
Putnam, CT 06260

Lindsey N. Leblanc
Tom Garrett
Eric J. Staplins
P.O. Box 22
Pomfret, CT 06258

Lindsey N. Leblanc
Tom Garrett
Eric J. Staplins
P.O. Box 22
Pomfret, CT 06258

NORTH

Putnam River Road, L.L.C.
P.O. Box 271
Putnam, CT 06260

285 River Road LLC
P.O. Box 271
Putnam, CT 06260

Donald E. Moreau
Sandra A. Moreau
222 Modock Road
Pomfret Center, CT 06259

SOUTH

Kenneth J. Haggerty
Cecile M. Haggerty
303 Modock Road
Putnam, CT 06260

EAST

Putnam River Road, L.L.C.

P.O. Box 271

Putnam, CT 06260

285 River Road LLC

P.O. Box 271

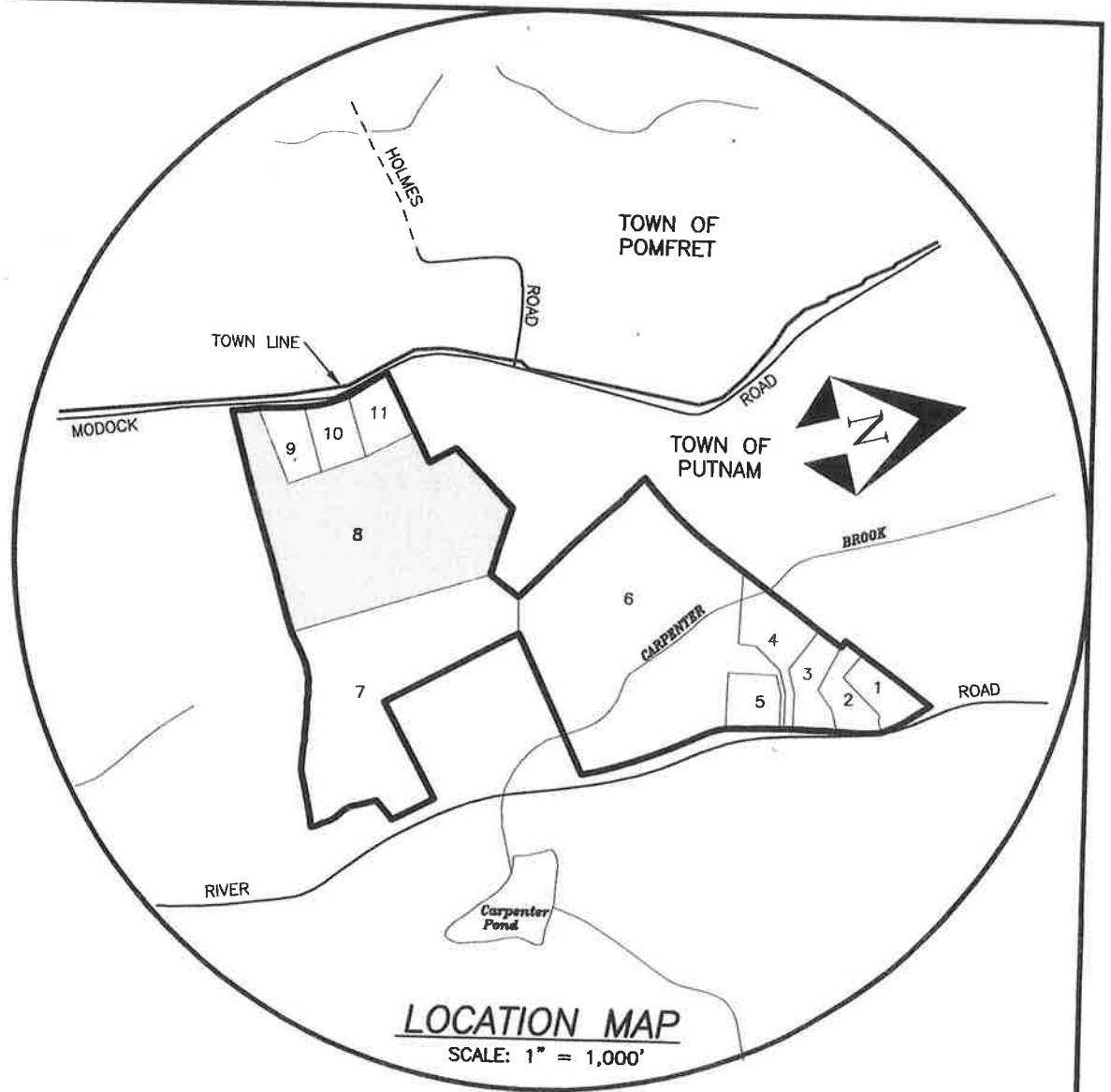
Putnam, CT 06260

**APPLICATION OF PUTNAM RIVER ROAD, L.L.C. TO TOWN OF PUTNAM ZONING
COMMISSION
SPECIAL PERMIT FOR REAR LOT FOR RESUBDIVISION LOT 8 IN THE RIVER
ROAD RESUBDIVISION OF 285 RIVER ROAD LLC AND PUTNAM RIVER ROAD,
L.L.C.**

SCHEDULE OF CONSTRUCTION

1. Clear existing trees within clearing limits depicted on the hereinafter referenced plan.
2. Install downgradient silt fence as depicted on a plan entitled "Improvement Location Survey Proposed Site Plan Prepared For Putnam River Road, L.L.C. Lot 8 Modock Road Putnam, Connecticut Date: 9/8/2023 Scale: 1" = 40' Sheet: 1 of 2 and 2 of 2 Dwg. No: Client File" prepared by Provost & Rovero, Inc.
3. Install anti-tracking pad at the interface of Modock Road with the proposed rear lot driveway.
4. Strip surface soil and retain surface soil in surface soil stockpile onsite for future site stabilization. Install a single row of silt fence around the entire stockpile and seed the stockpile with an annual rye grass application for stabilization.
5. Install gravel driveway.
6. Construct single family home and appurtenant facilities.
7. Loam and seed all disturbed areas.

For more particular detail on erosion control and site stabilization, see plan entitled "Detail Sheet Proposed Site Plan Prepared For Putnam River Road, L.L.C. Lot 8 Modock Road Putnam, Connecticut Date: 9/8/2023 Scale: As Shown Sheet: 2 of 2 Dwg. No: Client File" prepared by Provost & Rovero, Inc.



NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b 1. The Regulations of



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. 2023-10
Date OCT 18, 2023
Fee: 160.00 3927
Amount Check No.

1.) Name of Applicant: 285 River Road LLC
Address & Telephone No. P.O. Box 271, Putnam, Connecticut 06260 (860) 234-0907

2.) Owner of Land 285 River Road LLC
Address P.O. Box 271, Putnam, Connecticut 06260

3.) Location of Property 285 River Road, Putnam, Connecticut Zone AG-2
Street or Road

Assessor's Map No. 43 Lot No. 8 (Lot 4 on Resubdivision plan of the properties of Applicant and Putnam River Road, L.L.C.)

- 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.

Application for approval of a rear lot representing the creation of the first rear lot from a parcel of land undivided since May 9, 1960 pursuant to the provisions of Section 416 of the Town of Putnam Zoning Regulations. The Applicant submits that the approval of this lot as a rear lot represents the best development of the land giving due consideration to drainage, land configuration, accessibility and topography in order to allow utilization of a portion of interior land for the development of a single family dwelling house in the low density 11 lot resubdivision of the property of 285 River Road LLC and Putnam River Road, L.L.C. recently approved by the Putnam Planning Commission with an overall density of one dwelling unit per 8.73 acres.

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.

285 RIVER ROAD LLC

By: [Signature]
Harry B. Heller, its Authorized Agent
Signature of Applicant

9/15/23

Date

Date Accepted _____
Date Rejected _____

Signature of Chairman

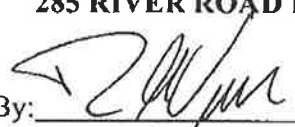
AUTHORIZATION

285 RIVER ROAD LLC, a Connecticut limited liability company hereby authorizes the law firm of Heller, Heller & McCoy to file a special permit application on its behalf, pursuant to the requirements of Section 416 of the Putnam Zoning Regulations to enable resubdivision Lot 4 in the resubdivision of the real property of 285 River Road LLC, as a rear lot. Said application is filed pursuant to the requirements of Section 416 of the Putnam Zoning Regulations.

285 River Road LLC hereby further authorizes the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Provost & Rovero, Inc. to represent its interests in all proceedings before the Putnam Zoning Commission with respect to said special permit application.

Dated at Putnam, Connecticut this 18th day of September, 2023.

285 RIVER ROAD LLC

By: 

(L.S.)

Robert Viens, its Member

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 22, 2023

Town of Putnam Zoning Commission
Attn: Mr. Bruce Fitzback, Town Planner
200 School Street
Putnam, CT 06260

Re: Application of 285 River Road LLC for special permit approval for proposed rear lot 4 in the recently approved resubdivision of 285 River Road LLC and Putnam River Road, L.L.C.

Dear Mr. Fitzback:

This correspondence is intended to satisfy the requirements of Section 114(C) of the Putnam Zoning Regulations in conjunction with a special permit application filed herewith for the approval of Lot 4 in the River Road subdivision of 285 River Road LLC and Putnam River Road, L.L.C. as a rear lot:

- (a) The improvement location survey and detail sheet submitted herewith include the information required for a site plan for the development of a single family residential lot as contemplated by Section 113 of the Putnam Zoning Regulations.
- (b) There are no hazardous wastes or materials associated with the development of the proposed rear lot for single family residential purposes.
- (c) Abutting properties are utilized for residential purposes, agriculture, recreation; and, on the easterly side of River Road for an ash residue landfill and sand/gravel mining operation.
- (d) The names of property owners within 100 feet of the application parcel are shown on the list submitted herewith.
- (e) There are no rock outcrops on the parcel which is the subject of this application. Existing contours which indicate all slopes, including those in excess of fifteen (15%) percent and forested areas are depicted on the improvement location survey submitted with this

application.

- (f) Erosion and sedimentation controls are shown on the attached improvement location survey.
- (g) There are no drainage improvements facilities or structures proposed with this application.
- (h) Test pit locations are shown on Sheet 1 of 2 of the plan submitted herewith and test pit results are delineated on Sheet 2 of 2 of that submission.
- (i) No portion of the real property which is the subject of this application is located within the FEMA 100 year flood zone.
- (j) No landscaping (other than the installation of a residential lawn), fences or walls are proposed as part of the development of this lot.

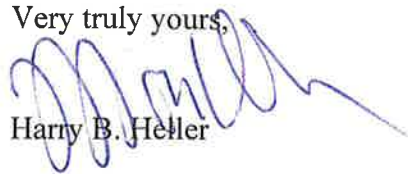
Submitted herewith and constituting the application for special permit approval for Lot 4 in the River Road Resubdivision of 285 River Road LLC and Putnam River Road, L.L.C. as a rear lot are the following:

1. Three (3) copies of the Town of Putnam Zoning Application.
2. Authorization signed by the Applicant and property owner authorizing the law firm of Heller, Heller & McCoy to submit the instant special permit application on its behalf and further authorizing the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Provost & Rovero, Inc. to represent its interests in all proceedings with respect to said special permit application before the Town of Putnam Zoning Commission.
3. Three (3) copies of the list of property owners located within 100 feet of the application parcel.
4. Three (3) copies of the Schedule of Construction required pursuant to the provisions of Section 1.14(C)(2)(b) of the Putnam Zoning Regulations.
5. Three (3) prints of a plan entitled "Improvement Location Survey Proposed Site Plan Prepared For 285 River Road, LLC Lot 4 River Road Putnam, Connecticut Date: 9/8/2023 Scale: 1" = 40' Sheet: 1 of 2 and 2 of 2 Dwg. No: Client File" prepared by Provost & Rovero, Inc.
6. Our check in the amount of \$160.00 representing payment of the application fee for a special permit application, together with the State fee in the amount of \$60.00.

Putnam Zoning Commission
September 22, 2023
Page 3 of 3

Request is hereby made that you place this matter on the Agenda of the Town of Putnam Zoning Commission for its regularly scheduled meeting of October 18, 2023. Should you have any questions concerning the application or need any additional information, please free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosure

Cc: Mr. Robert Viens
Mr. Jeffrey Rawson
Madilyn Smith, Esquire
Mr. David Held

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

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Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

October 23, 2023

Putnam River Road, L.L.C.

P.O. Box 271

Putnam, CT 06260

Re: Application of 285 River Road LLC for special permit approval for proposed rear lot 4 in the recently approved resubdivision of 285 River Road LLC and Putnam River Road, L.L.C.

Gentleperson:

Please be advised that this office represents 285 River Road LLC, the owner of real property located on River Road in the Town of Putnam, Connecticut in conjunction with a special permit application for the approval of the creation of Lot 4 in the recently approved River Road re-subdivision of 285 River Road LLC and Putnam River Road, LLC as a rear lot.

The Town of Putnam Zoning Commission has scheduled a public hearing on the special permit application for Wednesday, November 15, 2023 at 7:00 p.m. The public hearing will be held at the Putnam Town Hall in Conference Room 201, located at 200 School Street, Putnam, Connecticut.

A copy of the special permit application, the project plans and all supporting documentation and reports are on file in the Land Use Department at the Putnam Town Hall, 200 School Street, Putnam, Connecticut and are open for inspection during normal town hall business hours. These documents are public record, and any interested person has the right to review the application materials, including the plans and supporting reports and documentation.

You are being provided with notice of this application due to the fact that you have been identified as the owner of property which is located within 100 feet of the application parcel. Should you require further information with respect to the application, you may contact the Putnam Land Use Department at the Putnam Town Hall, 200 School Street, Putnam, Connecticut, (860) 963-6800, extension 114, or you may contact this office, as representative of the Applicant.

Putnam River Road, L.L.C.
October 23, 2023
Page 2 of 2

At the public hearing, any interested person may appear to voice their opinion either in favor of or in opposition to the special permit application. The Putnam Zoning Commission will also accept documentary evidence into the public hearing record.

Very truly yours,

COPY

Harry B. Heller

HBH/rmb

HELLER, HELLER & McCOY

Attorneys at Law

***736 Norwich-New London Turnpike
Uncasville, Connecticut 06382***

*Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)*

*Mary Gagne O'Donal (mgodonald@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

October 25, 2023

Town of Putnam Planning and Zoning Commission
Attn: Mr. Bruce Fitzback, LS, Land Use Agent
200 School Street
Putnam, CT 06260

Re: 285 River Road, LLC – Special Permit Application for proposed rear lot 4 in the recently approved resubdivision of 285 River Road LLC and Putnam River Road, L.L.C.

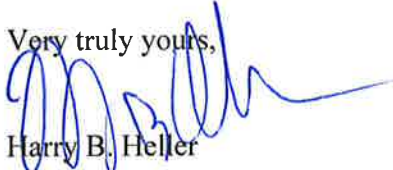
Dear Mr. Fitzback:

Enclosed herewith please find copies of notices which were forwarded to property owners whose properties are located within 100 feet of the properties for which the above referenced special permit application has been filed. These notices have been provided to alert all neighboring property owners of the public hearing that has been scheduled for the above referenced application on November 15, 2023 at 7:00 p.m. in accordance with Section 114(H)(3) of the Putnam Zoning Regulations.

Also enclosed is the Certificate of Mailing – Firm that has been stamped by the United States Postal Service, evidencing that the enclosed notices were mailed on October 23, 2023. The Certificate of Mailing also constitutes a list containing the name and address of each abutting property owner that has been notified of the public hearing.

Should you have any questions, or need anything further, please feel free to contact the undersigned.

Very truly yours,


Harry B. Heller

HBH/rmb
Enclosures



Certificate of Mailing — Firm

Name and Address of Sender Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, Connecticut 06382		TOTAL NO. of Pieces Listed by Sender 4	TOTAL NO. of Pieces Received at Post Office™ 4	Affix Stamp Here Postmark with Date of Receipt. 			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift

\$1.64 0
US POSTAGE
FIRST-CLASS
06250014950491
FROM 06382

B67896 02



1.	Putnam River Road, L.L.C. P.O. Box 271 Putnam, CT 06260	.63	.41		
2.	State of Connecticut Department of Environmental Protection 79 Elm Street Hartford, CT 06109-5127	.63	.41		
3.	285 River Road LLC P.O. Box 271 Putnam, CT 06260	.63	.41		
4.	Mr. Ryan Soares Ms. Megan O'Rourke 268 River Road Putnam, CT 06260	.63	.41		
5.		.63	.41		
6.		.63	.41		

**APPLICATION OF 285 RIVER ROAD LLC TO TOWN OF PUTNAM ZONING
COMMISSION
SPECIAL PERMIT FOR REAR LOT FOR RESUBDIVISION LOT 4**

LIST OF PROPERTY OWNERS WITHIN 100 FEET

WEST

State of Connecticut Department of Environmental Protection
79 Elm Street
Hartford, CT 06109-5127

NORTH

285 River Road LLC
P.O. Box 271
Putnam, CT 06260

SOUTH

285 River Road LLC
P.O. Box 271
Putnam, CT 06260

Putnam River Road, L.L.C.
P.O. Box 271
Putnam, CT 06260

EAST

Ryan Soares
Megan O'Rourke
268 River Road
Putnam, CT 06260

**APPLICATION OF 285 RIVER ROAD LLC TO TOWN OF PUTNAM ZONING
COMMISSION
SPECIAL PERMIT FOR REAR LOT FOR RESUBDIVISION LOT 4 IN THE RIVER
ROAD RESUBDIVISION OF 285 RIVER ROAD LLC AND PUTNAM RIVER ROAD,
L.L.C.**

SCHEDULE OF CONSTRUCTION

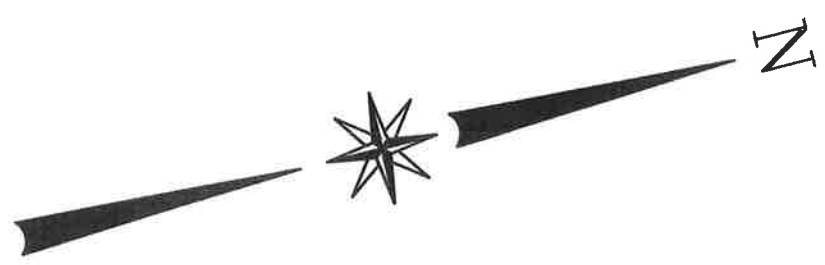
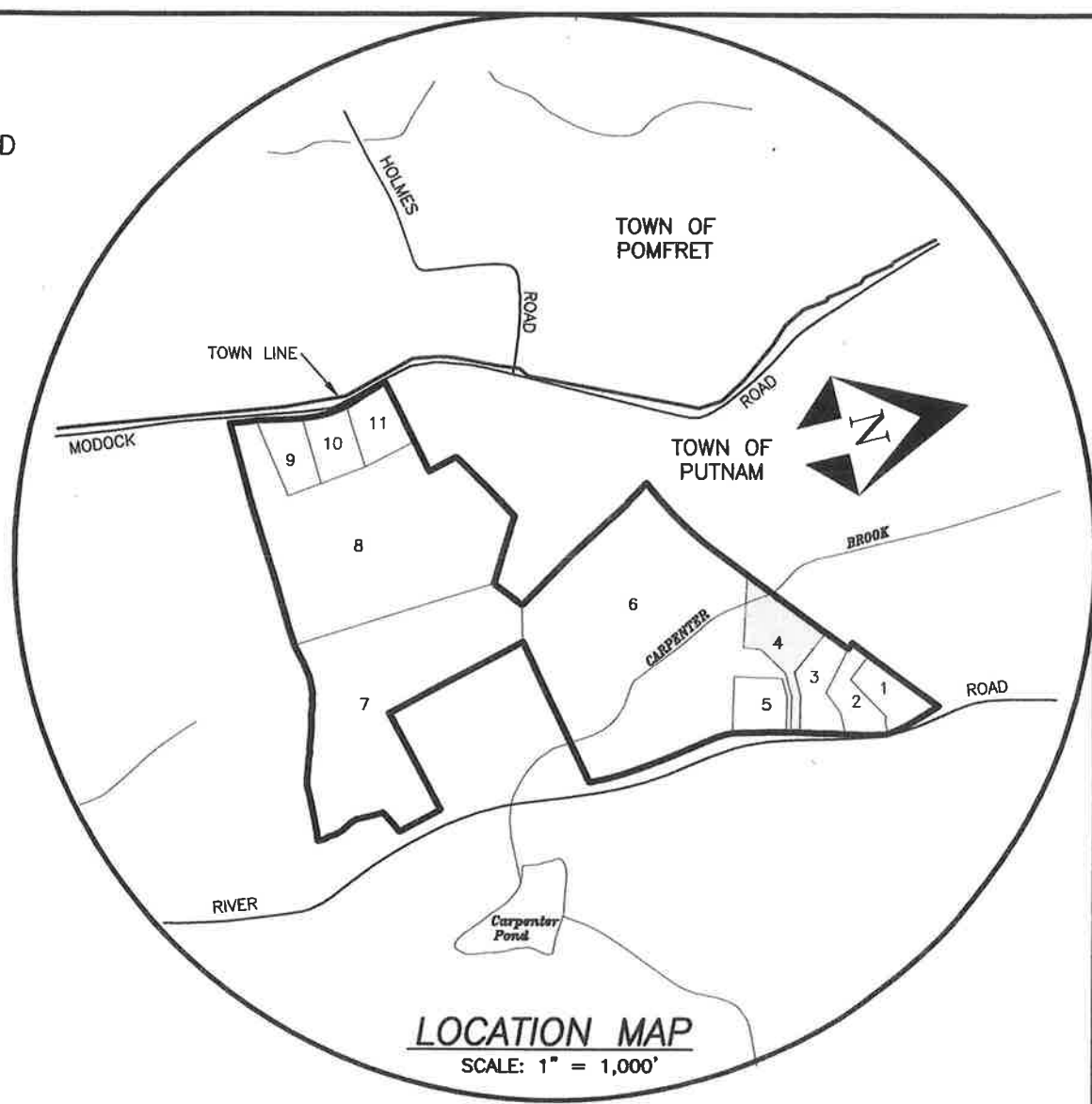
1. Clear existing trees within clearing limits depicted on the hereinafter referenced plan.
2. Install downgradient silt fence as depicted on a plan entitled "Improvement Location Survey Proposed Site Plan Prepared For 285 River Road, LLC Lot 4 River Road Putnam, Connecticut Date: 9/8/2023 Scale: 1" = 40' Sheet: 1 of 2 Dwg. No: Client File" prepared by Provost & Rovero, Inc.
3. Install anti-tracking pad at the interface of River Road with the proposed rear lot driveway.
4. Strip surface soil and retain surface soil in surface soil stockpile onsite for future site stabilization. Install a single row of silt fence around the entire stockpile and seed the stockpile with an annual rye grass application for stabilization.
5. Install gravel driveway.
6. Construct single family home and appurtenant facilities.
7. Loam and seed all disturbed areas.

For more particular detail on erosion control and site stabilization, see plan entitled "Detail Sheet Proposed Site Plan Prepared For 285 River Road, LLC Lot 4 River Road Putnam, Connecticut Date: 9/8/2023 Scale: As Shown Sheet: 2 of 2 Dwg. No: Client File" prepared by Provost & Rovero, Inc.

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 TBACK LINE
 J.G. UTILITIES



NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;

Provost & Rovero, Inc.

Civil Engineering

• Surveying

• Site Planning

• Structural

• Mechanical

• Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

July 13, 2023

Chad Sessums, ZEO
Town of Putnam
200 School Street
Putnam, CT 06260

RE: Rawson Materials – 300 River Road – Excavation Permit Renewal – Putnam, CT
P&R Job No. 153080

Dear Mr. Sessums:

Attached, please find a completed application form, updated bond calculation and topographic survey update to facilitate the renewal of the above referenced excavation application. Since the previous permit renewal, the property ownership has changed and it is now owned by Wheelabrator Putnam Inc.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



David J. Held, P.E., L.S.
Provost & Rovero, Inc.



TOWN OF PUTNAM
ZONING COMMISSION

Check One:

 Application for Special Permit of Exception

 Application for Amendment to Regulations

 Application for Zone Change

 X Other Renewal Special Permit

Docket No.

Date

Fee:

Amount Check No.

1.) Name of Applicant: Strategic Commercial Realty, Inc. d/b/a Rawson Materials

Address & Telephone No. 58 Pomfret Street, Suite 4101, Putnam, CT 06260 860-963-6584

2.) Owner of Land Wheelabrator Putnam Inc

Address 90 Arboretum Drive, Suite 300, Portsmouth, NH 03801

3.) Location of Property 300 River Road

Zone AG-2

Street or Road

Assessor's Map No. 44

Lot No. 23

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.

Renewal of the existing excavation permit for 300 River Road.

Section 607.H

SUBMIT THIS APPLICATION NO LESS THAN 10 WORKING DAYS PRIOR TO MEETING DATE

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


Signature of Applicant

7/13/2023
Date

Date Accepted

Date Rejected



TOWN OF PUTNAM
ZONING COMMISSION

PERFORMANCE BOND FORM FOR EARTH EXCAVATION PERMITS

PROJECT NAME: Rawson Materials DATE: 7/13/2023

OWNER: Rawson Materials ADDRESS: 58 Pomfret Street, Suite 4101, Putnam, CT 06260

LOCATION OF PROJECT: 300 River Road

AREA TO BE DISTURBED: 29.7 Acres

ITEM:

COST:

1. Regrade and Finish Grade Disturbed Area
29.7 acres x \$1,000/acre \$ 29,700.00
2. Topsoil NOT REMOVED from site – minimum of \$5,000
Per acre is required. \$ 148,500.00
3. If topsoil IS TO BE removed from site.
_____ acres x 43,500 sf/acre x 0.33 ft / 27 cf/cy * \$14/cy \$ _____
4. Turf Establishment.
(Seed, lime, fertilize, and mulch) 29.7 acres x \$500/acre \$ 14,850.00
5. Water application.
29.7 acres x \$200/acre \$ 5,940.00
6. Erosion Control.
Staked hay bales or silt fence as shown on approved plan.
884 lf x \$3/lf \$ 2,652.00
7. Tree seedlings if shown on approved plan, \$1 per tree \$ 0.00

Subtotal of Items 1 through 7: \$ 201,642.00

8. Contingency and Engineering. 10% of Subtotal of Items 1 through 7 \$ 20,164.20

Total: \$ 221,806.20



July 24, 2023

Jeff Rawson
58 Pomfret Street
Suite 4101
Putnam, CT 06260

Re: Type of Bond: License & Permit
 Bond Number: 9255177
 Obligee: Town of Putnam
 Bond Amount: \$241,904.00

Dear Jeff:

Enclosed please find the Continuation Certificate for the above referenced bond for the 2023-2024 term.

Please do not hesitate to contact us should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laurie", written over the printed name "Laurie Rothwell".

Laurie Rothwell
Surety Account Manager
Construction Services Group

Enclosure

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint, **Michael J. CUSACK, Eric J. CANTERBURY, John J. GAMBINO, Sandra C. LOPES, Nicole ROY, Natalie CONEYS, Jean M. FEENEY, Nicholas LABBE, Laurie ROTHWELL and Gabriela CAMACHO, all of Boston, Massachusetts, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 25th day of June, A.D. 2019.



ATTEST:

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**


By: *Robert D. Murray*
Vice President

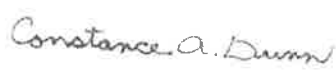

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 25th day of June, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.





Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies,
this 24th day of July, 2023.



Brian M. Hodges, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

CONTINUATION CERTIFICATE

The Fidelity and Deposit Company of Maryland (hereinafter called the Surety) hereby continues in force its Bond No. 9255177 in the sum of Two Hundred Forty One Thousand Nine Hundred Four and 00/100 (\$241,904.00) Dollars, on

behalf of Strategic Commercial Realty, Inc. D/B/A Rawson Materials

in favor of Town of Putnam

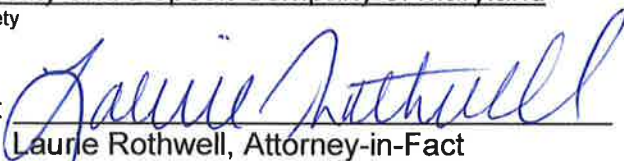
subject to all the conditions and terms thereof through June 15, 2024 at location of risk.

This Continuation is executed upon the express condition that the Surety's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Surety has caused this instrument to be signed by its duly authorized Attorney-in-Fact and its corporate seal to be hereto affixed this 24th day of July, 2023.

Fidelity and Deposit Company of Maryland
Surety

By:


Laurie Rothwell, Attorney-in-Fact