

Zoning Board of Appeals Hybrid Meeting
February 20, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2024-001 Epifani Construction LLC request for variances from the front, back, side and corner setbacks reduced to zero for the subdivision of Lot 66. Property is located at 75 Main Street, Town Assessors Map 015, Lot 66, Zoned PD. VOTE REQUIRED

Public hearing on Appeal # 2024-002 Seng Phonesavanh request for side yard variance of 9 feet in accordance with Section 401-Table IV-1 Schedule of Dimensional Requirements in the Town of Putnam Zoning Regulations. The applicant is seeking a variance to add a second story to an existing structure. The property is located at 1 Munyan Road, Town Assessors Map 28, Lot 71, Zoned Ag-2. VOTE REQUIRED

Public hearing on Appeal # 2024-003 Matt Johnson request for a lot coverage variance in accordance with Section 401-Table IV-1 Schedule of Dimensional Requirements in the Town of Putnam Zoning Regulations. The applicant is seeking to add an additional unit to a legal-nonconforming 2-family. The property is located at 88-90 Woodstock Avenue, Town Assessors Map 011, Lot 055, Zoned-R-7. VOTE REQUIRED

Regular Meeting:

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

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2024-001 Epifani Construction LLC - Variances from the front, back, side and corner setbacks reduced to zero – subdivision.

Appeal # 2024-002 Seng Phonesavanh - Side yard variance of 9 feet – 2nd floor addition.

Appeal # 2024-003 Matt Johnson- Lot coverage variance – legal non-forming 2 family – 3 family.

Other Business: VOTE REQUIRED

Election of Officers:

Accepting of New Applications for public hearing for the March 19, 2024 meeting.

Adjournment.

Topic: ZBA Zoom Meeting

Time: Feb 20, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89260259607?pwd=BJehT9GgkpYlMlMVBF6OUbNlkmWle.1>

Meeting ID: 892 6025 9607

Passcode: 6yFxaY

By Phone:

- +1 929 205 6099 US (New York)

Meeting ID: 892 6025 9607

Passcode: 960878

Find your local number: <https://us06web.zoom.us/j/kcpT86gmmx>

Zoning Board of Appeals Hybrid Meeting Minutes
November 21, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

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

Absent: Scott Zadora

Agenda:

Opened public hearing on Appeal # 2023-06 Joseph Deery request for a height variance of 5 feet for the construction of a garage to pitch the roof correctly. Property is located at 31 James Street West, Town Assessors Map 018, lot 123, Zoned R-7. Joseph Deery reviewed his application with the Board expressing the need of the height variance to park his truck. Motion by Glenn Godley to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the September 19, 2023 meeting.

Motion by Glenn Godley to accept the minutes, second by Mike Bogdanski. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

Appeal # 2023-06 Joseph Deery request for a height variance of 5 feet for the construction of a garage to pitch the roof correctly. Property is located at 31 James Street West, Town Assessors Map 018, lot 123, Zoned R-7. Motion by Mike Bogdanski to approve, second by Glenn Godley. ALL WERE IN FAVOR

Other Business:

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

Bruce Fitzback was introduced to the Zoning Board of Appeals as the new Zoning Enforcement Officer.

Motion by Mike Bogdanski to adjourn at 7:07, second by Robert Greene. 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.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2024-001

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 12/06/23
FEE: 100.00 610
Amount Check #

12-11-2023

- ☐ 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: Epifani Construction LLC
ADDRESS & TELEPHONE NO. 191 School St. Putnam, CT 06260
(860) 377 6405
- 2.) OWNER OF LAND Union & Main LLC
ADDRESS PO Box 156, Pomfret, CT 06258
- 3.) PREMISES LOCATED AT: MAP 015 LOT 066 STREET CARD NO. 000
- 4.) ZONE PD AREA OF LOT ±10,232 sf FRONTAGE 61.38'

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

Epifani Construction LLC is under agreement to purchase the "Zaltas"
building from Union & Main LLC. This building has been damaged beyond
use for many years, we plan to rebuild the Zaltas building into
a modern commercial building, adding to downtown Putnam. A ±10,232 sf
section of current lot 66 is to be split into proposed lot 66-A, which
is the Zaltas building. Our only encumbrance is that the
proposed lot will not meet the setback requirements. For this reason,
we appeal to have the front, back, side and corner setbacks set
to 0 ft for proposed lot 66-A. This board has granted a
similar appeal for this proposed lot in the past, we hope that
with your help we can revive this old slice of downtown Putnam.
Thank you

Breaco Malachuk

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Breaco Malachuk 12/06/23
SIGNATURE OF APPLICANT DATE

List of Abutters for Proposed Lot 66-A

1 75 Main St. owned by Union & Main LLC
PO Box 156
Pomfret, CT 06258

2 91 Main St. owned by SDC Ventures LLC
91 main St.
Putnam, CT 06260

3 49 Front St. owned by SDC Ventures LLC
91 main St.
Putnam, CT 06260

Route 44

sidewalk

Iron Pin (f)

S 73°23'48" W
61.38'

Door
het Flr

Steel column (typ.)

Steel Beam (typ.)

FIRST
FLOOR

Face of
Wood Stud
Wall

Proposed Lot 66A
Area: 4,242+/- Sq.Ft.
0.1 +/- Acres

Face of
Wood Stud
Wall in Conc

Door

Windows

Tarp
- Enclosure

Iron f

TOWN OF PUTNAM ZONING REGULATIONS

Table IV-1 – Schedule of Dimensional Regulations (continued)

	Use	Minimum Lot Size		Maximum % Coverage	Maximum Height Of Building		Minimum Yard Dimensions				Accessory Buildings Located in Rear Yard Minimum Yard Dimensions	
		Area sq. ft. per dwelling unit or use	Frontage Width (ft.)		Principal (ft.)	Accessory (ft.)	Front (ft.)	Corner Side (ft.)	Side (ft.)	Rear (ft.)	Side (ft.)	Rear (ft.)
M/OD	All Uses	10,000	70	30	45	15	25	25	10	25	5	0
NC	Residential	7,000	60	30	35	15	20	20	15	15	5	5
	All Other Uses	7,000	60	40	35	15	15	10	10	20	5	5
GC	All Uses	10,000	100	30	35	15	30	30	15	25	10	10
HC	Uses Without Sewers	40,000	150	40	35 ⁴	15	50	50	25	20	10	10
	Uses With Sewers	10,000	60	40	35 ⁴	15	20	20	10	20	5	5
PD	All Uses	No Requirements	50	80	40 ²	15	10	10	0 ³	20	0 ³	5
I	Industrial	87,120	50	50	50 ⁵	15	35 ⁶	35 ⁶	15 ⁶	20 ⁶	10 ⁶	10 ⁶
WWTF	Waste Water Treatment Facility	100,000	None	50	50 ⁵	50	50	50	50	50	50	50
IHOD ⁷	All Uses	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷	N/A ⁷

Footnotes:

- ¹ Building height may be increased to fifty feet, provided that for every foot of height in excess of thirty-five feet, there shall be added to each yard requirement one corresponding foot of width or depth.
- ² Building height may be increased to sixty-five feet, provided that for every foot of height in excess of forty feet, there shall be added to each yard requirement one corresponding foot of width or depth, except for existing non-conforming buildings that lack sufficient yard depth or width to meet this requirement. Any such non-conforming structures will be subject to the special permit requirements of Section 502 C-1, for any such height increase.
- ³ When abutting a residential district, the side yard shall be ten feet.
- ⁴ Building height may be increased to sixty-five feet, provided that for every foot of height in excess of thirty-five feet, there shall be added to each yard requirement one corresponding foot of width or depth.
- ⁵ Building height may be increased to sixty five feet, provided that for every foot of height in excess of fifty feet, there shall be added to each yard requirement one corresponding foot of width or depth.
- ⁶ Any yard abutting a residential district, highway or major street shall be increased to one hundred feet and shall be landscaped.
- ⁷ Not applicable: there are no specific dimensional requirements for the IHOD district because the intent of this overlay district is principally to provide for the reuse and rehabilitation of the existing mill structures found therein.



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

January 11, 2024

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on January 16, 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:

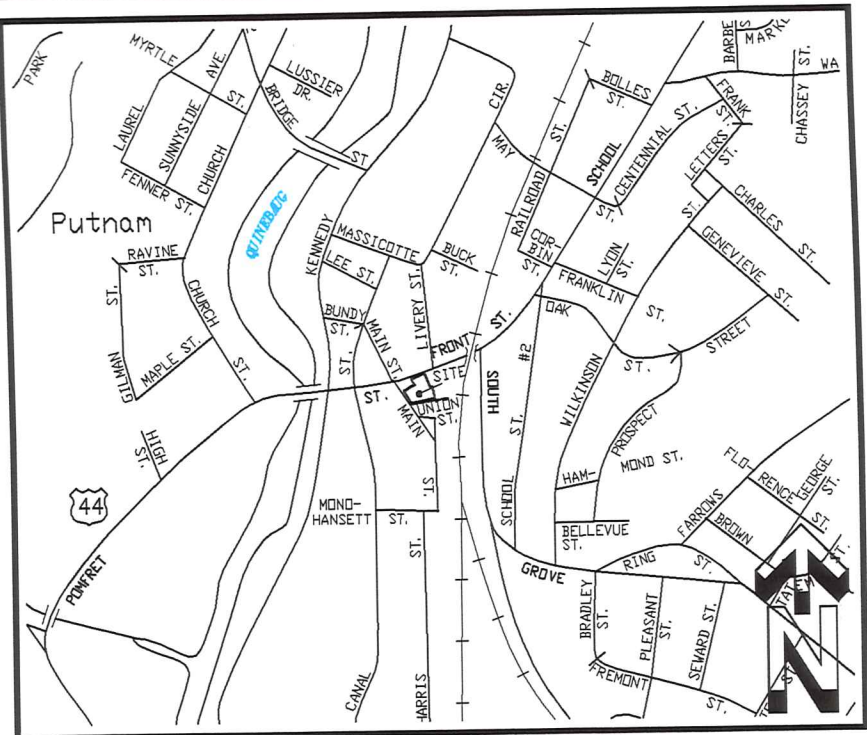
Appeal # 2024-001 Epifani Construction LLC request for variances from the front, back, side and corner setbacks reduced to zero for the subdivision of Lot 66. Property is located at 75 Main Street, Town Assessors Map 015, Lot 66, Zoned PD.

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 B. Roy

Brenda B. Roy
Recording Secretary



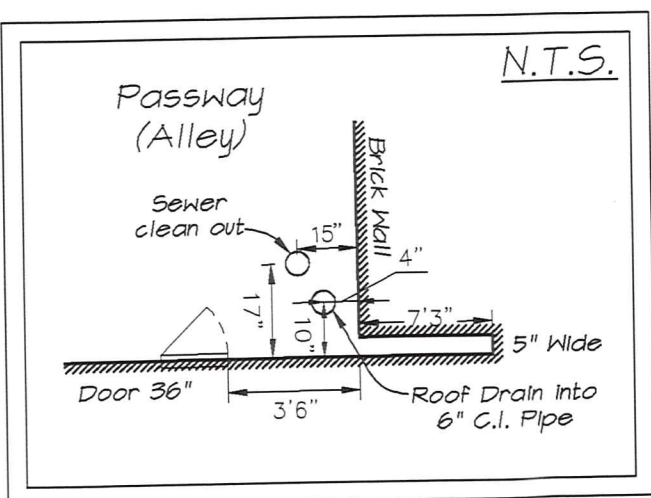
Location Map

SCALE
1" = 1000 FT

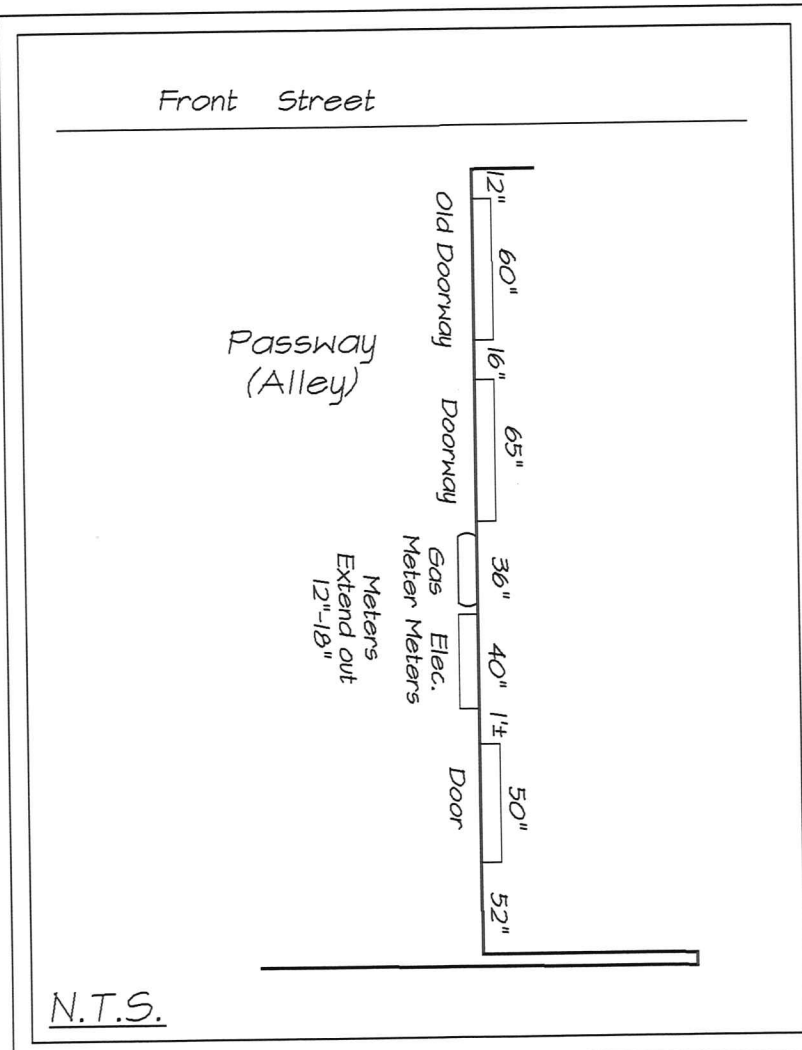
note: Red line shows the proposed footprint for the building we want to erect. We plan to build another exterior wall in front of the southern wall.

SDC Ventures LLC
Map 15 // Lot 61

Detail "B"



Detail "A"



Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Perimeter Survey
 - Boundary Determination: Resurvey
 - Intent: Depicts Existing Condition as to the property lines
- Parcel shown is Lot 66 on Assessors Tax Map 15 of the Putnam Assessors Office
- Property is owned by: Union & Main LLC

Map References

- Plan of Land Prepared for Edmund Di Meglio, Front Street, Putnam, Connecticut, Scale: 1"=10', Date: June 12, 1996, Prepared by Albert L. Fitzback, L.L.S., on file in the Putnam Land Records, Map 1156
- Plan of Land Owned by Laser Frank, Putnam, Connecticut, Scale: 1"=8', Date: April 21, 1955, Prepared by Gilbert F. Perry, CE, Revised June 18, 1955, on file in the Putnam Land Records, Map 325

LEGEND

	PROPERTY LINE
	EASEMENT
	RETAINING WALL
	IRON PIN
	PROPERTY POINT
	CROSS CUT IN STONE
	UTILITY POLE
	EXISTING BUILDING LIMITS

To My Knowledge and Belief this Map is substantially Correct as noted hereon.

Paul M. Archer LLS #10013 Date

No Certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

KWP associates

SURVEYING ~ ENGINEERING ~ SITE PLANNING

18 Providence Road
Brooklyn, CT 06234

REVISIONS	
DATE	DESCRIPTION

Property Survey
"First Time Split - First Floor"

Prepared For:

Marco Epifani

Front Street, Main Street, and Union Street
Putnam, Connecticut

DRAWING SCALE: 1"=10'

0 5 10 20

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No. 1 OF 2 Project No. 2067 Date: April 26, 2022

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2024-002

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 1-10-2024

FEE: 160.00
Amount Check #

PD CASH
1-10-2024 bbr

- ☐ 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: Seng Phonesavanh 860.576.3498
ADDRESS & TELEPHONE NO. 1 Munyan Rd Putnam CT 8604286831
- 2.) OWNER OF LAND Seng Phonesavanh Vannany Phonesavanh
ADDRESS 1 Munyan Rd Email: ocean.do53@gmail.com
- 3.) PREMISES LOCATED AT: MAP 28 LOT 71 STREET CARD NO. _____
- 4.) ZONE Ag 2 AREA OF LOT 4 acres FRONTAGE _____
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
We want to add a second floor to an existing structure that is inside the setback zone line. The addition will be going on top of a previous addition. We need the extra space for addition storage. (corner side setback of 9')

Section 401 - Schedule of Dimensional Requirements

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED 1-17-23 Seng Phonesavanh

Seng
SIGNATURE OF APPLICANT DATE



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

February 14, 2024

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on February 20, 2024, 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 # 2024-002 Seng Phonesavanh request for side yard variance of 9 feet in accordance with Section 401-Table IV-1 Schedule of Dimensional Requirements in the Town of Putnam Zoning Regulations. The applicant is seeking a variance to add a second story to an existing structure. The property is located at 1 Munyan Road, Town Assessors Map 28, Lot 71, Zoned Ag-2.

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

Sincerely,

Brenda B. Roy
Recording Secretary



105 foot Abutters List Report

Putnam, CT
January 12, 2024

Subject Property:

Parcel Number: 028-071
CAMA Number: 028-071-000
Property Address: 1 MUNYAN RD

Mailing Address: PHONESAVANH SENG & VANMA
1 MUNYAN RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 028-062
CAMA Number: 028-062-000
Property Address: 12 MUNYAN RD

Mailing Address: REARDON ROBERT JR & VIRGINIA
12 MUNYAN RD
PUTNAM, CT 06260

Parcel Number: 028-064
CAMA Number: 028-064-000
Property Address: 23 MUNYAN RD

Mailing Address: BUTLER KEVIN P
23 MUNYAN RD
PUTNAM, CT 06260

Parcel Number: 028-066
CAMA Number: 028-066-000
Property Address: 476 PROVIDENCE PIKE

Mailing Address: ROBBINS MALCOLM H
476 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 028-067
CAMA Number: 028-067-000
Property Address: 3 MUNYAN RD

Mailing Address: MOODY SANDRA M
3 MUNYAN RD
PUTNAM, CT 06260

Parcel Number: 028-069
CAMA Number: 028-069-000
Property Address: 11 MUNYAN RD

Mailing Address: MAYO JEFFREY E & LABELLE PHYLLIS E
11 MUNYAN RD
PUTNAM, CT 06260

Parcel Number: 028-092
CAMA Number: 028-092-000
Property Address: 475 PROVIDENCE PIKE

Mailing Address: AMES SANDRA
235 CHASE RD
PUTNAM, CT 06260



www.cai-tech.com

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.

1/12/2024

Page 1 of 1



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

January 22, 2024

Seng & Vanmany Phonesauanh
1 Munyan Road
Putnam, CT 06260

B100/APPLICATION

SUBJECT: FILE #24000142 -- MUNYAN ROAD #1, MAP #28, LOT #71, PUTNAM, CT

Dear Seng & Vanmany Phonesauanh:

On January 10, 2024 this department received an application proposing a 2nd floor addition to back of the house for one open room to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. No bedroom is to be constructed in the addition.
2. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

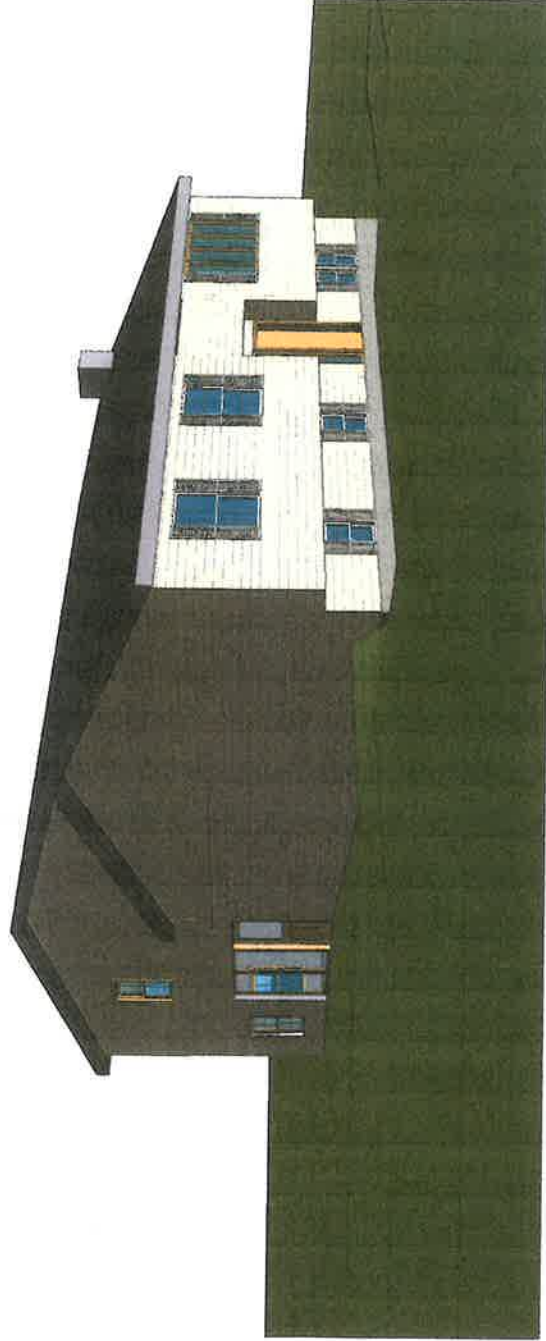
Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian-NDDH

cc: Putnam Building Official

[illegible]



SECOND FLOOR ADDITION

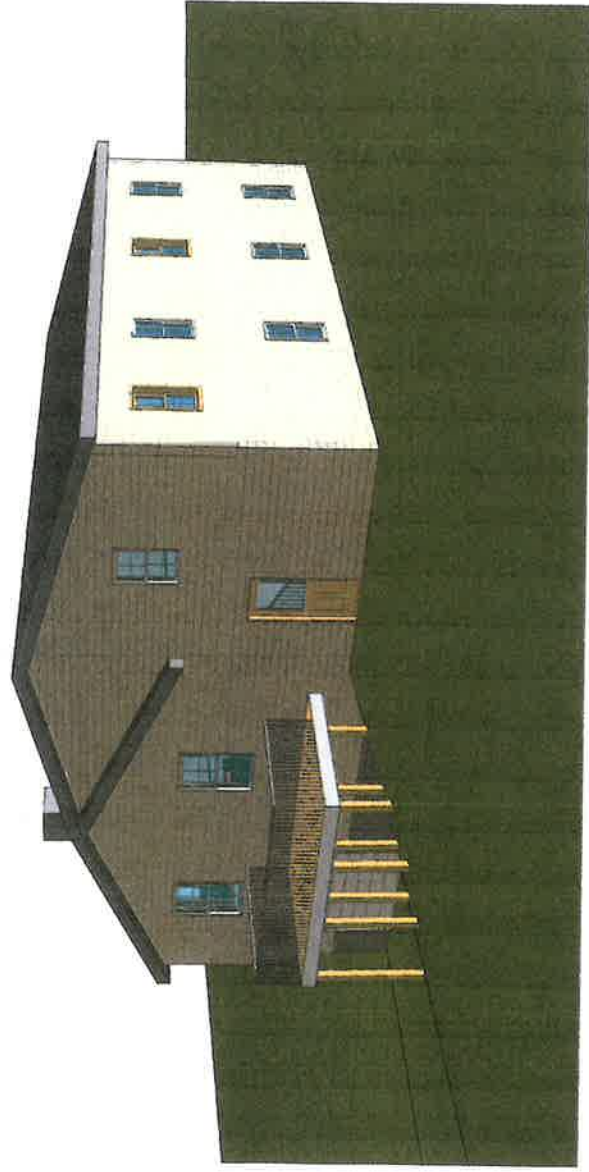
1 Munyan Road, Putnam, CT

3D VIEW

Project number	2303
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale



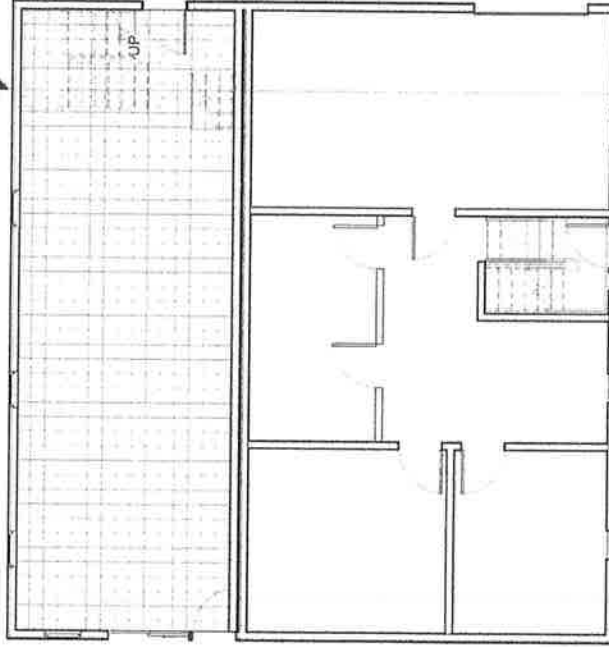
SECOND FLOOR ADDITION

1 Munyan Road, Putnam, CT

Unnamed		A100a	
Project number	2303	Issue Date	
Date		Author	
Drawn by		Checker	
Checked by		Scale	

Proposed
Addition
to be placed
on top of existing

A202



A204



A201

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SECOND FLOOR ADDITION

1 Munyan Road, Putnam, CT

ENCLOSED PORCH

Project number 2303

Date

Issue Date

Author

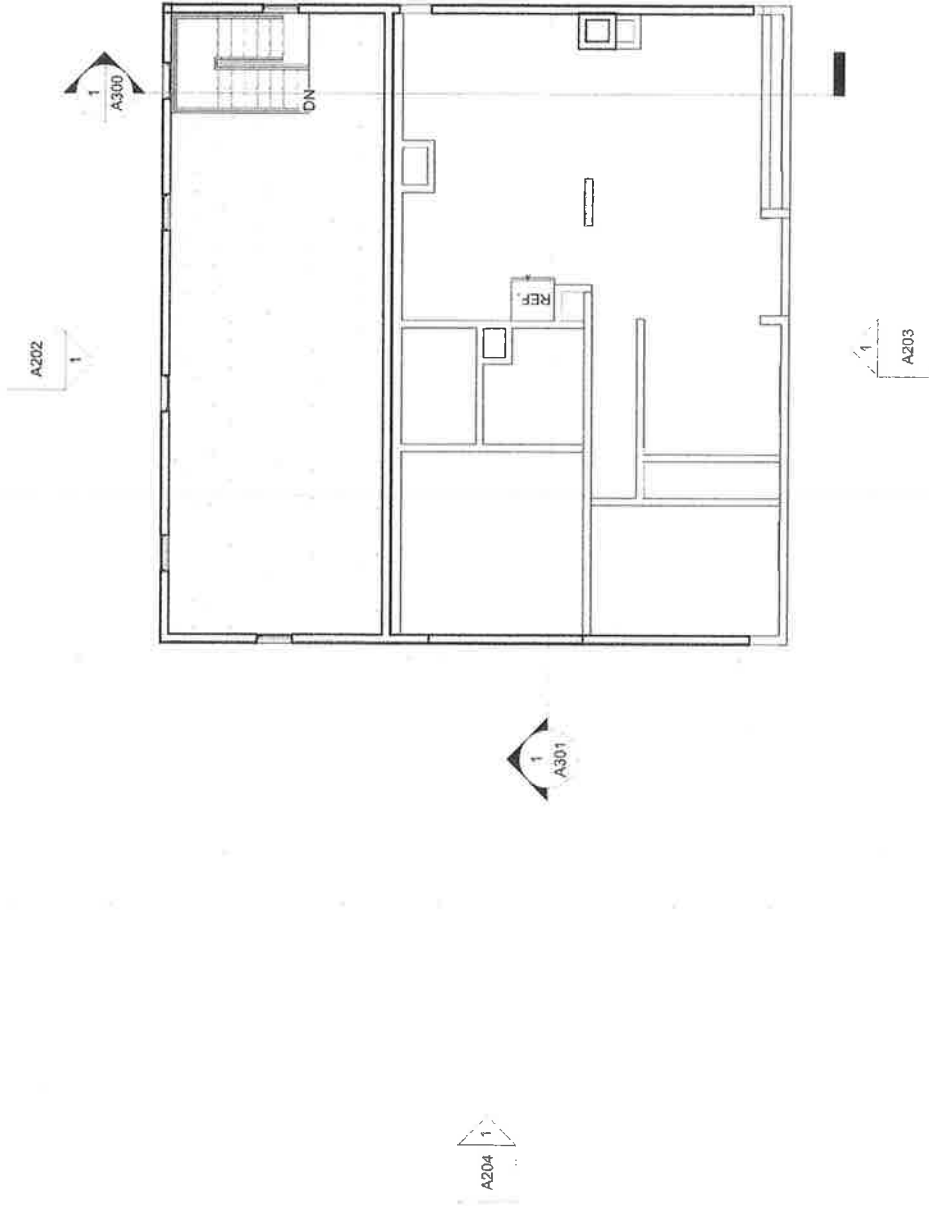
Checked by

Checker

A102

Scale 1/8" = 1'-0"

ADDITION -2nd Floor



SECOND FLOOR ADDITION

1 Muryan Road, Putnam, CT

SECOND FLOOR

Project number 2303

Date Issue Date

Drawn by Author

Checked by Checker

A104

Scale 1/8" = 1'-0"

SECOND FLOOR ADDITION

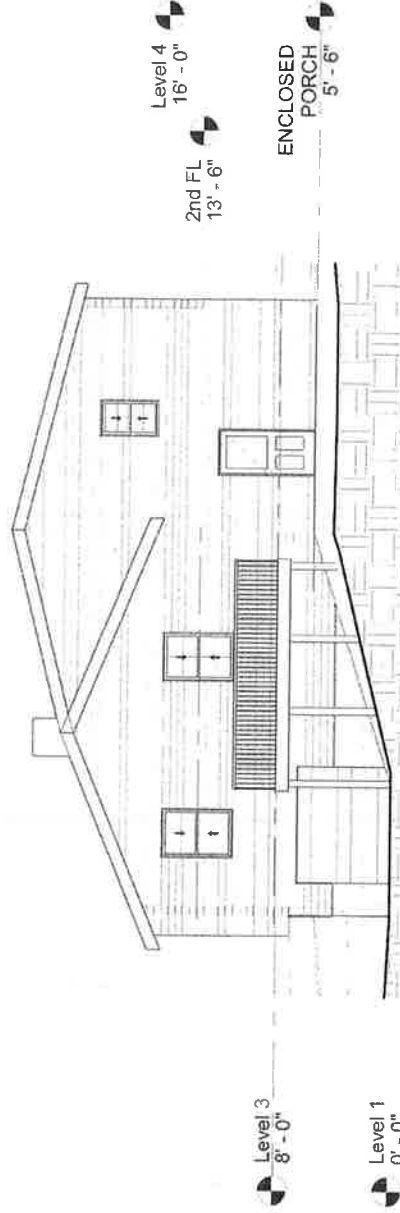
1 Munyan Road, Pulham, CT

EAST ELEVATION

Project number	2303
Date	Issue Date
Drawn by	Author
Checked by	Checker

A201

Scale: 1/8" = 1'-0"



SECOND FLOOR ADDITION

1 Munyan Road, Putnam, CT

NORTH ELEVATION

Project number 2303

Date

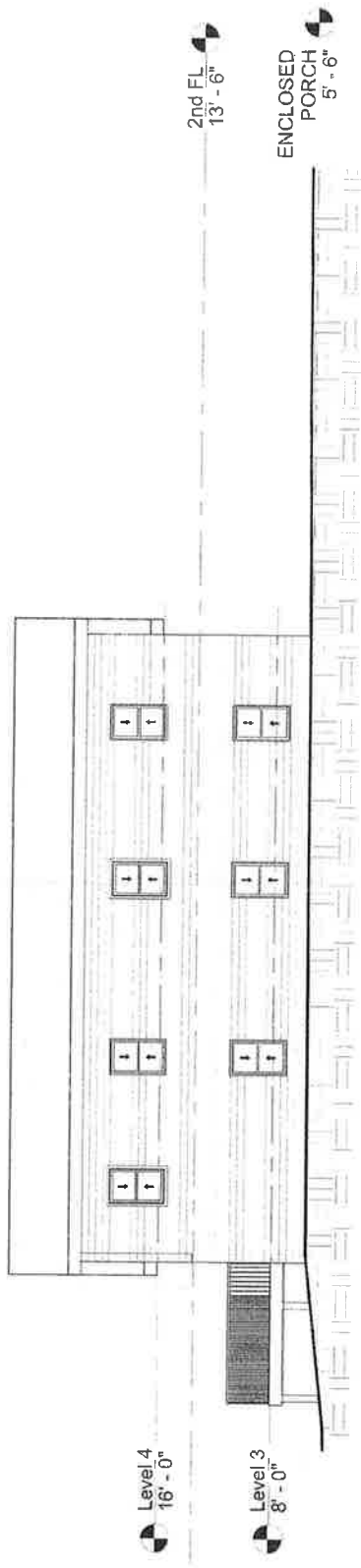
Issue Date

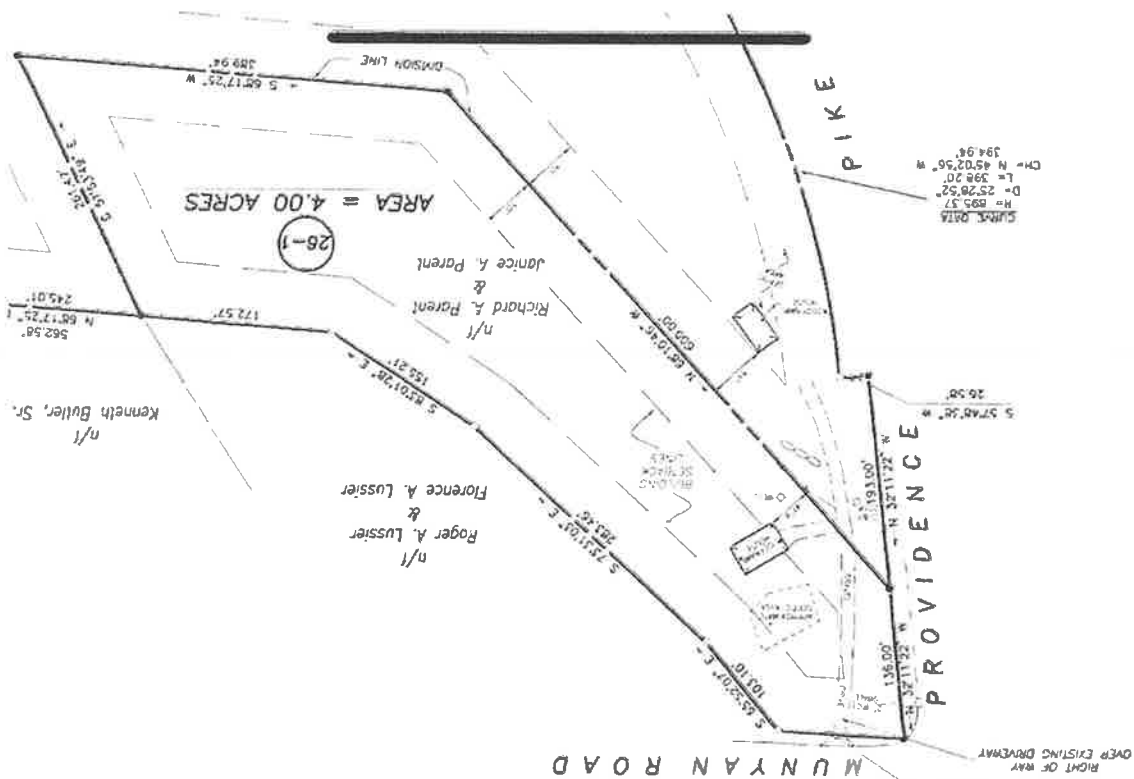
Drawn by Author

Checked by Checker

A202

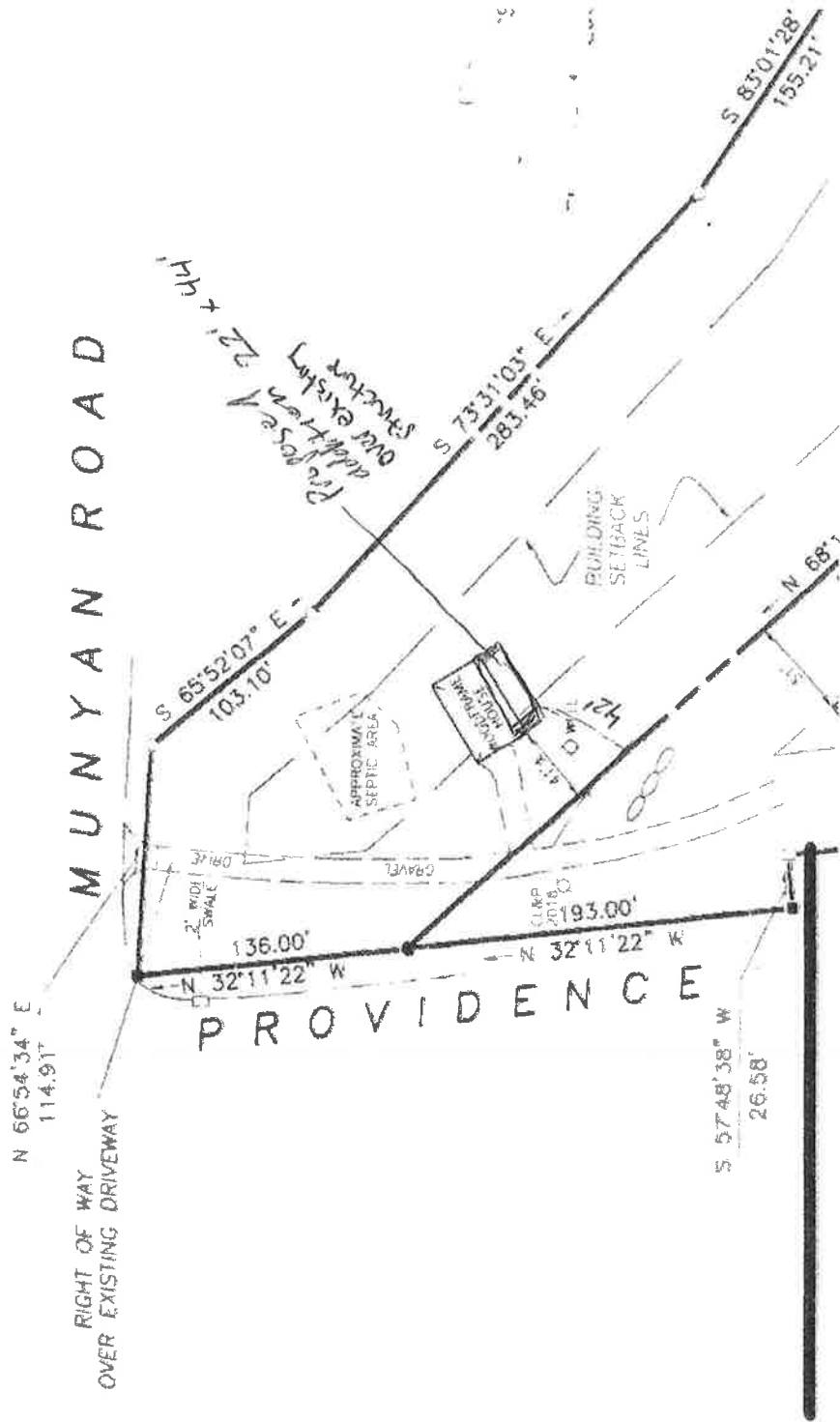
Scale 1/8" = 1'-0"





SURVEY DATA
 CH = N 45°02'56" W
 L = 398.20'
 D = 25°20'52"
 H = 395.57
 M = 394.94





PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2024-003

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 1/27/2024
FEE: 160.00 296
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: MATT JOHNSON
ADDRESS & TELEPHONE NO. 2743 HENRY ST #102, MUSKEGON MI
2.) OWNER OF LAND LITTLE RED LLC 49441
ADDRESS 2389 MAIN ST 100, GLASTONBURY CT 06033
3.) PREMISES LOCATED AT: MAP 011 LOT 055 STREET CARD NO. _____
4.) ZONE R-7 AREA OF LOT .27 ACRE FRONTAGE 60 FT
5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
SEE ATTACHED

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Matt Johnson 1/27/2024
SIGNATURE OF APPLICANT DATE

December 31, 2023

RE: 88-90 Woodstock Ave

Dear Zoning Board of Appeals,

This application seeks permission to divide one unit in the building (88) into two, making the the building into a 3-unit multifamily instead of a 2-unit multifamily, and to remove the small detached garage behind the building. The division would make the first floor of the 88 side into its own 2-bedroom unit (88-A), and the second floor with the attic space into a 3 or 4 bedroom (88-B). A new kitchen and bathroom would be added to the upstairs unit.

The current unit 88 is exceptionally large, which is cost prohibitive and impractical for most tenants. The market rate for a place this size would be over \$2000 per month. However most tenants looking for a four/five bedroom with lots of storage space are looking for and can afford a separate single-family home with a yard. The utilities are also cost prohibitive for most tenants (The tenant's heating bill is typically \$450/mo).

Partly due to the enormous size of the apartment, tenants in this unit (88) have historically had ongoing problems of accumulating junk in the main areas of the house as well as the attic, basement and garage, and in the areas around the building including the porch. This hoarding and accumulation ends up drawing pests and making a public nuisance to the neighborhood and resulting in substantial hardship in cleaning out all the junk every time a tenant moves out. The mess has resulted in multiple notices from the Connecticut Health Department and the Town of Putnam for safety and blight. This has happened with multiple different tenants in the same unit. (See attachments) Smaller units within the existing building would control the accumulate of junk and attract tenants with neater habits.

The proposed alteration to divide 88 Woodstock into two separate units would be consistent with the R7 District "to provide high-density residential areas served by municipal water and sewerage facilities." And it would provide more housing in the area.

The building is already nonconforming with regard to the requirement of 7000 square ft of land per dwelling. Therefore an approved special permit of exception to this rule is requested. A strict application the rule would result in continuing exceptional difficulty and unusual hardship to the owner, the tenants, and the neighbors.

The alteration would not erect any new structure, nor would it move or enlarge or extend the existing structure. The alteration would only divide the interior of the building differently without enlarging or expanding the building.

There is ample parking in the rear of the building to accommodate an additional unit and actually it would probably be about the same number of cars for an extended family living in the original huge apartment, compared to two tenants living in more modest-sized apartments. Removing the garage will provide even more parking space, mitigate the problem of tenants hoarding junk, and it will also provide more outdoor yard space for tenants to use.

After alteration, all apartments would continue to satisfy Section 407 - Minimum Livable Floor Area. Unit 88 currently has 1687 square feet of living area, and the resulting units would have at least 843 square feet each.

This improvement to the building would be better not only for the owner but also for the tenants and the neighbors, and would improve property values through cleaner, less costly, and more practical apartments.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Johnson", with a stylized, flowing script.

Matt Johnson
Little Red LLC
231-288-5495

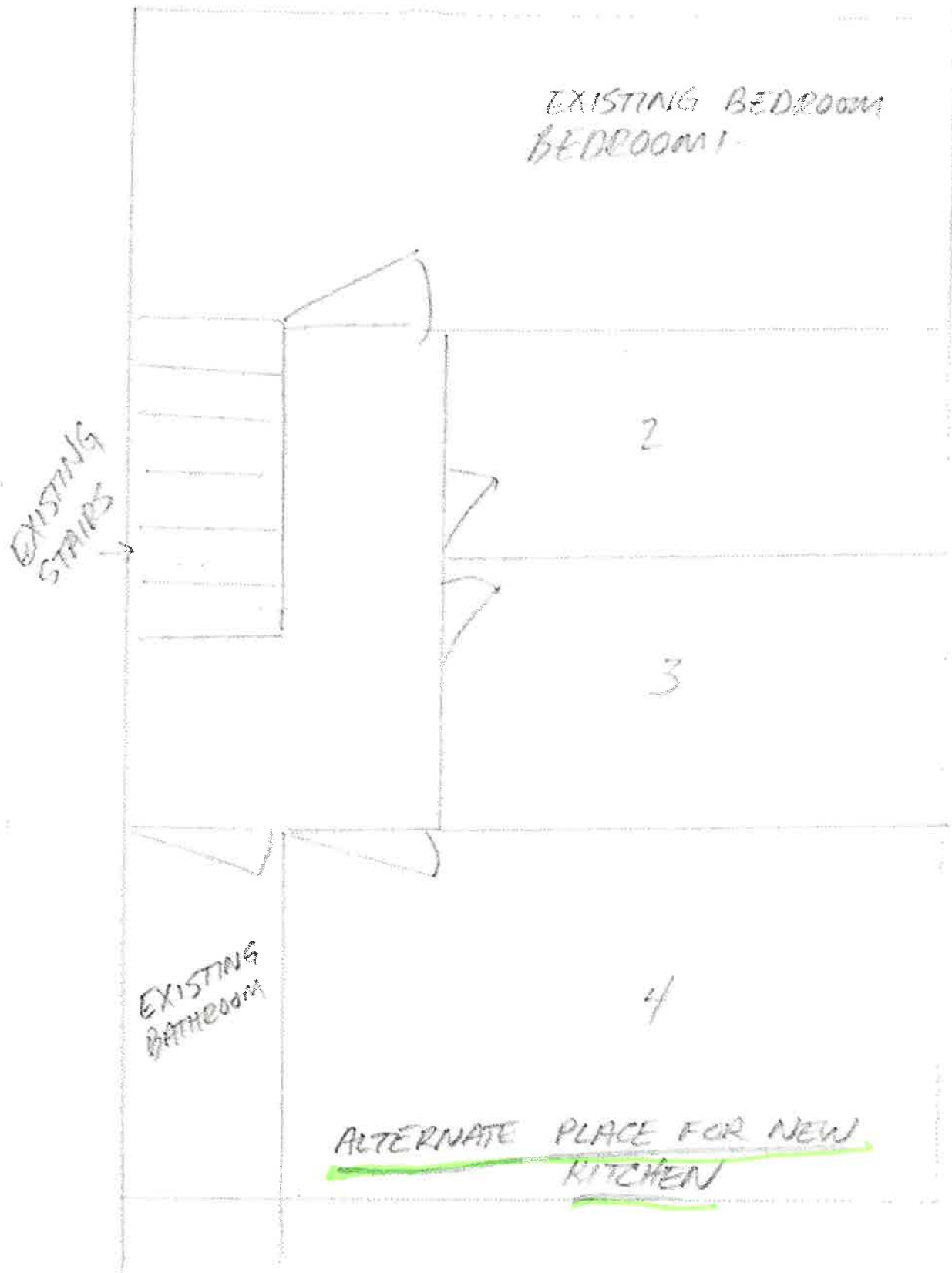
— WOODSTOCK AVE —
FIRST FLOOR

88



— WOODSTOCK AVE —
2ND FLOOR

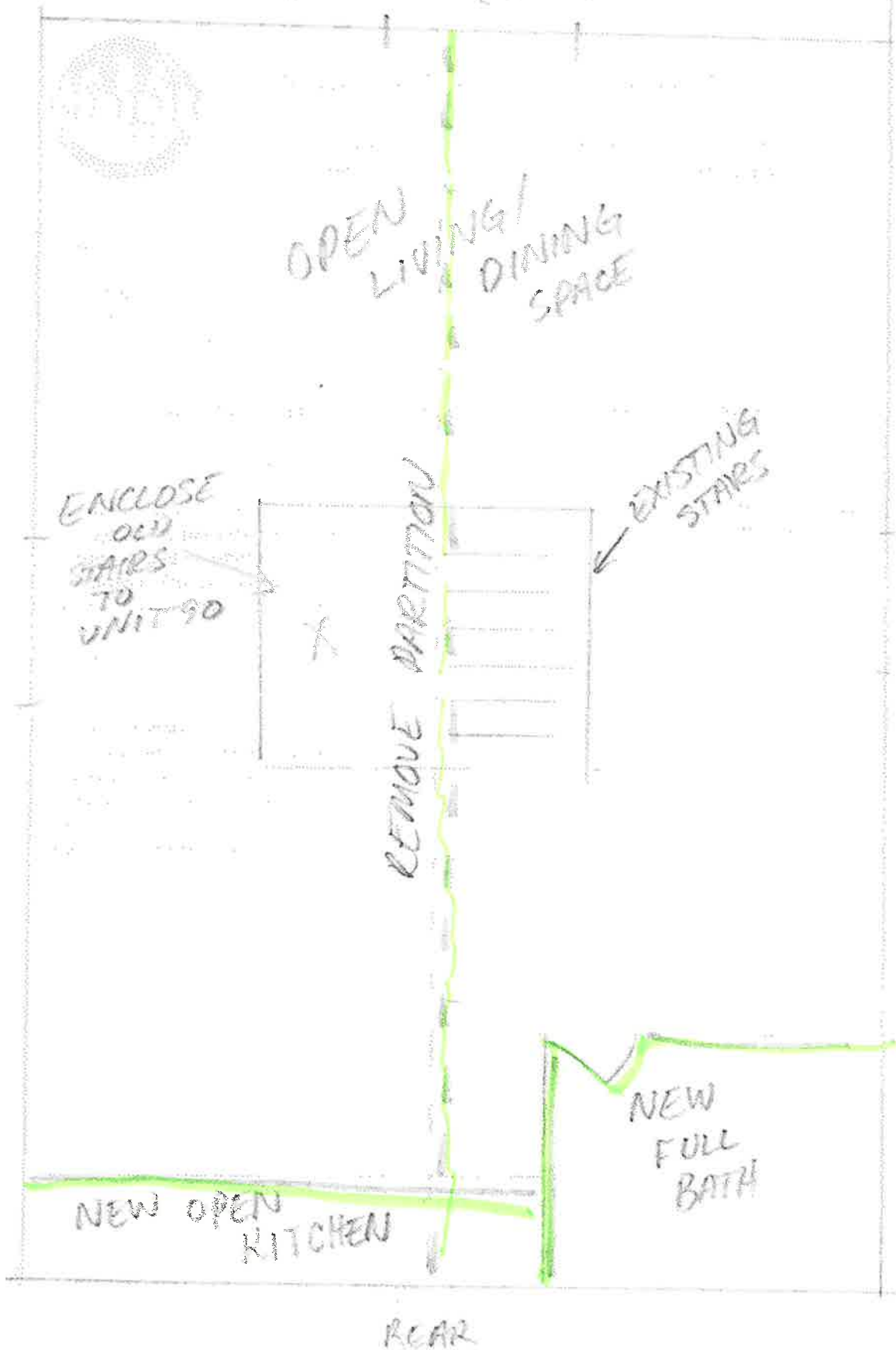
88



REAR

WOODSTOCK AVE
3RD FLOOR (ATTIC) LEVEL

88





Northeast District Department of Health

69 South Main Street, Unit 4, Brooklyn, CT 06234
860-774-7350 / Fax 860-774-1308 www.nddh.org

January 13, 2023

Little Red LLC
2389 Main Street Suite 100
Glastonbury, CT 06033

SUBJECT: COMPLAINT- 88 Woodstock Ave, Putnam, CT 06260

To Little Red LLC / Owner of 88 Woodstock Ave, Putnam,

Our office has received a complaint at the address referenced above regarding mounds of bagged garbage on the property which causes issues with odor and rodents. As the property owner, garbage should be emptied regularly to maintain a clean and safe area for others in the community. This is a violation of the Public Health Code that needs to be addressed. We would like for you to contact our office upon receipt of this letter to discuss correcting the violation.

Thank you,

Jennifer Warner
Environmental Health Specialist
Northeast District Department of Health
69 South Main Street, Unit 4
Brooklyn, CT 06234
860-774-7350 ext 121



Northeast District Department of Health

69 South Main Street, Unit 4, Brooklyn, CT 06234
860-774-7350 / Fax 860-774-1308 www.nddh.org

NOTICE OF VIOLATION AND PUBLIC HEALTH ORDER

Certified Mail: 70220410000199402467

April 21, 2023

2389 Main Street Suite 100
Glastonbury, CT 06033

RE: 88 Woodstock Avenue, Putnam, CT 06260

Mr. Johnson,

On September 01/09/2023 and 03/06/2023, the Northeast District Department of Health received anonymous complaints concerning piles of garbage and subsequent increase in rodents in the area. After speaking with you over the phone on April 3, 2023, it was stated that a dumpster had been placed on site and the garbage would be cleaned up by that Friday, 04/07/2023 as the dumpster would only be available for a specific amount of time. Upon another site inspection, the property has not progressed, and the garbage remains.

It is hereby ordered that the property in question removes the garbage off the property in accordance with Sec. 19-13-B1 of the Public Health Code.

The violation mentioned is to be worked on within 5 business days from the receipt of this notice. An inspection will be conducted on April 28th, 2023 to determine compliance.

LAW VIOLATION: CT GENERAL STATUTES, 19-13-B1(d)

AUTHORITY: CT GENERAL STATUTES, SECTIONS 19a-206, 19A-207

PENALTY: CT GENERAL STATUTES, SECTIONS 19a-230

APPEAL: CT GENERAL STATUTES SECTION 19a-229 (copy attached)

Your failure to comply with this Order may result in your being prosecuted.

RIGHT OF APPEAL: Connecticut General Statutes § 19a-229 states, "(a) Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health not later than three business days after the date of such person's receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate, modify or affirm such order." There are two ways to appeal this order; both methods require action no later than three business days after you receive the order.

(1) You may appeal the order by delivering your written appeal to the CT Department of Public Health (DPH) either in person or facsimile. The address and facsimile number of CT DPH is as follows:

CT Department of Public Health

Public Health Hearing Office
410 Capitol Ave MS 13 PHO
PO Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553

If you choose this method of appeal, you need to nothing more to perfect your appeal, unless instructed otherwise by the CT Department of Health.

(2) You may also appeal the Order by calling the CT DPH at either of the following numbers: (860) 509-7648, or (888) 891-9177.

If you appeal the order by calling one of the telephone numbers listed above, the telephone call must be followed up with a written notice of appeal that must be received by CT DPH within ten days of the telephonic notice.

PLEASE NOTE: It is not sufficient that the written notification be postmarked within ten days. It must be received by the CT DPH within ten days. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the CT DPH in person, facsimile, or certified mail. The CT DPH address and facsimile number is provided above. If you choose to send the written notice of appeal by certified mail, please use the address provided below:

CT Department of Public Health

Public Health Hearing Office
410 Capitol Ave MS 13 PHO
PO Box 340308
Hartford, CT 06134-0308

The Regulations of Connecticut State Agencies provides:

Sec. 19a-9-8: Date due when due date falls on a date the department is closed. If the last day of any statutory or regulatory time frame falls on a day on which the department is closed, any paper may be filed or any required action may be taken on the next business day the department is open. Such filing or action shall be deemed to have the same legal effect as if done prior to the expiration of the time frame.

Sec. 19a-9-14: Appeals of orders issued by a town, city, borough, or district director of health.

(a) Any person aggrieved by an order issued by a local director of health may appeal said order to the commissioner.

(b) The notice of appeal shall be filed with the commissioner not later than three (3) business days after the date of such person's receipt of such order.

(c) The notice of appeal shall state:

1. the name, address, and telephone number of the person claiming to be aggrieved;
2. the name of the issuing authority;

3. the way in which the order adversely affects the person claiming to be aggrieved;
4. the order being appealed; and
5. the grounds for appeal.

(d) Telephonic notice of appeal to the office of the commissioner shall be satisfactory as the initial notice of appeal, provided written notice of appeal from the person claiming to be aggrieved is received by the department within ten (10) days of the telephonic notice.

(e) An appeal from an order issued by a town, city or borough, or district director of health shall be a de novo proceeding in accordance with the regulations governing contested cases as set forth in section 19a-9-1 through 19a-9-29 of the Regulations of Connecticut State Agencies.

(f) Any order issued by a town, city, borough, or district director of health shall include a notice of the right to appeal which shall indicate the name and telephone number of the commissioner or the commissioner's designee, and shall be accompanied by copies of sections 19a-9-8 and 19a-9-14 of the Regulations of Connecticut State Agencies.

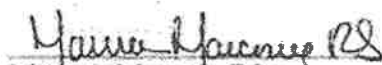
If you have any questions, don't hesitate to contact our office.

Thank you for your cooperation in this matter. If our office can be of further assistance, please don't hesitate to contact us.

Sincerely,


Jennifer Warner
Environmental Health Specialist

4/21/23


Maureen Marcoux, RS
Acting Director of Health



TOWN OF PUTNAM

MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT
**NOTICE OF BLIGHT VIOLATION
ORDER TO ABATE**

April 25, 2023

Little Red LLC
2389 Main Street Suite 100
Glastonbury, CT 06033

Re: 88-90 Woodstock Avenue, Putnam CT

Dear Property Owner(s):

You are in violation of Town of Putnam Anti-Blight Ordinance which I have enclosed in this letter for your review.

You have 21 days from the date of this "Violation Notice/Order to Abate" to take corrective action and remediate the blighted conditions.

Enforcement Action and Penalties:

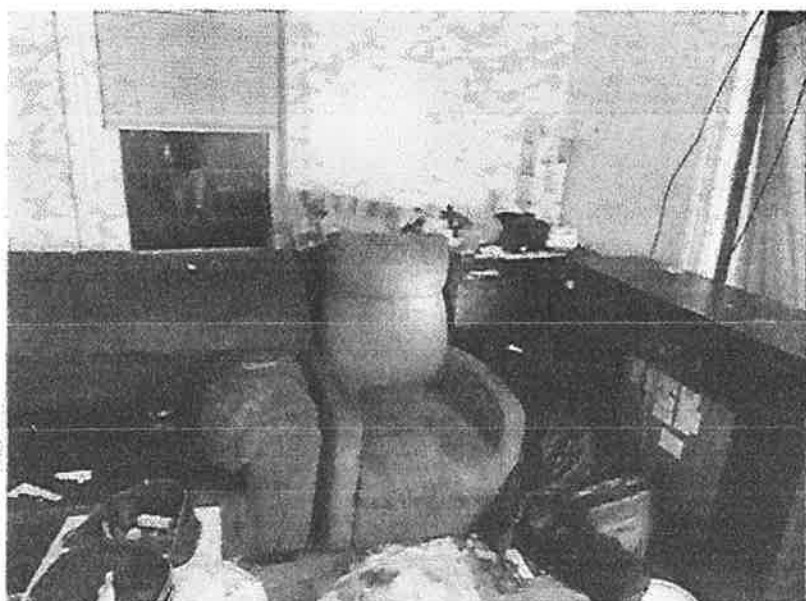
The prescribed civil penalty for failure to comply with this Notice as above is a Municipal Citation in the amount of Twenty-five (\$25.00) Dollars per day. Each day that the violation continues shall be considered a separate violation with a separate penalty. In addition to any fines or penalties imposed therein, the applicable section(s) of the Ordinance may be enforced by relief through the Connecticut Superior Courts.

Should you have any questions regarding this matter, please feel free to contact my office at (860) 963 6800 #111

Sincerely,

Chad Sessums
Building Official/Z.E.O.
Anti-Blight Enforcement Officer

Ballou Move-In & Removal 2023
88 Woodstock Avenue and Drive



**Ballou Move-out November 2023
88 Woodstock – Living and Dining**

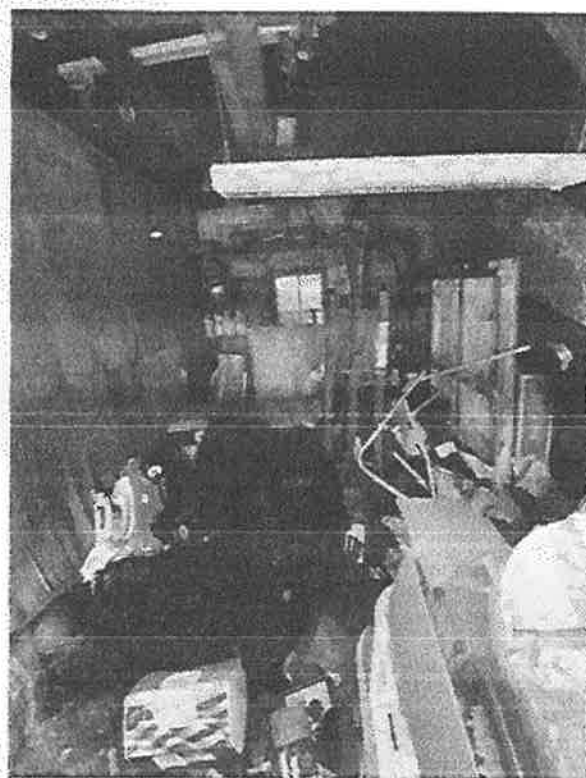


Ballou Move-out November 2023
88 Woodstock – Kitchen & back room



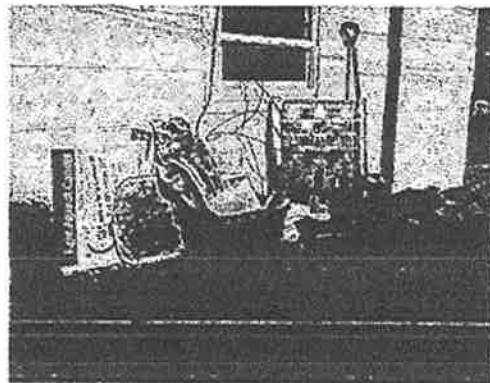
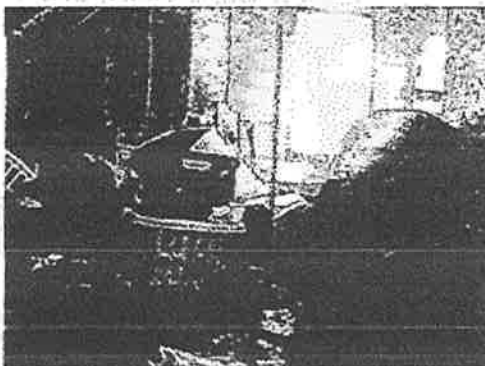
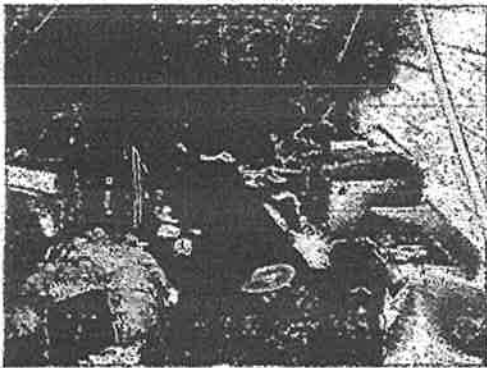
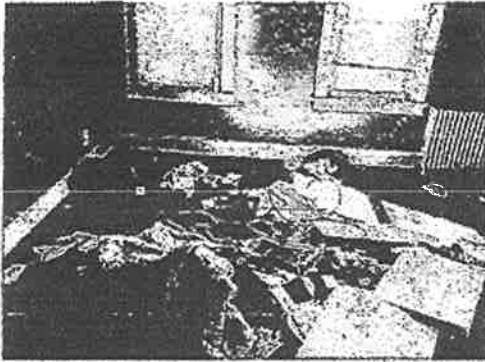


Ballou Move-out
November 2023
88 Woodstock –Garage

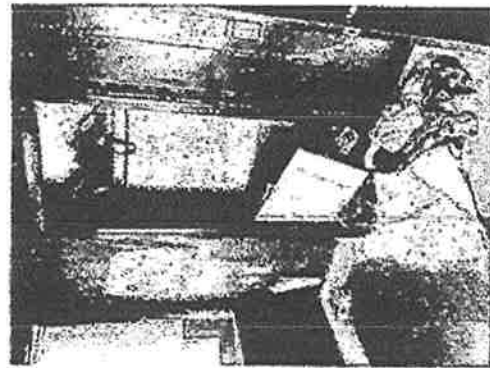
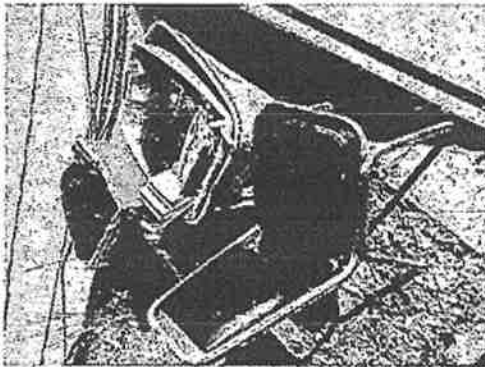
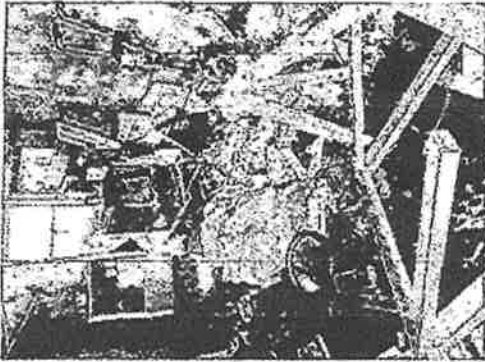




Ballou Move-out
November 2023
88 Woodstock – Attic



88 Woodstock, 2/19/2020, Pytko move-out condition



88 Woodstock, 2/19/2020, Pytko move-out condition



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

February 14, 2024

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on February 20, 2024, 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 # 2024-003 Matt Johnson request for a lot coverage variance in accordance with Section 401-Table IV-1 Schedule of Dimensional Requirements in the Town of Putnam Zoning Regulations. The applicant is seeking to add an additional unit to a legal-nonconforming 2-family. The property is located at 88-90 Woodstock Avenue, Town Assessors Map 011, Lot 055, Zoned-R-7

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

Sincerely,

Brenda B. Roy
Recording Secretary



40 foot Abutters List Report

Putnam, CT
February 14, 2024

Subject Property:

Parcel Number: 011-055
CAMA Number: 011-055-000
Property Address: 88-90 WOODSTOCK AVE

Mailing Address: LITTLE RED LLC
2389 MAIN ST STE 100
GLASTONBURY, CT 06033

Abutters:

Parcel Number: 011-043
CAMA Number: 011-043-000
Property Address: 98 WOODSTOCK AVE

Mailing Address: FONTAINE BRUCE R & JOSEPHINE M
98 WOODSTOCK AVE
PUTNAM, CT 06260

Parcel Number: 011-049
CAMA Number: 011-049-000
Property Address: 92-94 WOODSTOCK AVE

Mailing Address: SALISBURY SEAN P SR
92-94 WOODSTOCK AVE
PUTNAM, CT 06260

Parcel Number: 011-063
CAMA Number: 011-063-000
Property Address: 82 WOODSTOCK AVE

Mailing Address: NASCIMENTO SONIA & PEREIRA
SANDRA FAUSTINO
82 WOODSTOCK AVE
PUTNAM, CT 06260

Parcel Number: 011-090
CAMA Number: 011-090-000
Property Address: 31 ROOSEVELT ST

Mailing Address: SLESINSKI ANDREW J
PO BOX 91
PUTNAM, CT 06260



www.cai-tech.com

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.

2/14/2024

Page 1 of 1

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style: 11		Multi Family								
Model: 03		Multi-Family								
Grade: 10		C+								
Stories: 2		2 Stories								
Occupancy: 2		Asbest Shingle								
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover: 03		Gable/Hip								
Interior Wall 1		Asphalt								
Interior Wall 2		Plastered								
Interior Fir 1		Plywood Panel								
Interior Fir 2		Carpet								
Heat Fuel: 02		Vinyl/Asphalt								
Heat Type: 06		Oil								
AC Type: 01		Steam								
Total Bedrooms: 08		None								
Total Bathrms: 3		8 Bedrooms								
Total Half Baths: 0										
Total Xtra Fixtrs: 1										
Total Rooms: 16										
Bath Style: 01		Old Style								
Kitchen Style: 01		Old Style								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage	L	324	28.00	1910	P	10	C	1.00	900
Cost to Cure Ovr Comment										
Cost to Cure Ovr Comment										
Building Value New										240,096
Year Built										1910
Effective Year Built										A
Depreciation Code										
Remodel Rating										40
Year Remodeled										
Depreciation %										
Functional Obsol										1
External Obsol										
Trend Factor										
Condition										
Condition %										60
Percent Good										144,100
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor		1,687	1,687		55.07	92,910			
FEP	Enclosed porch		0	45		33.04	1,487			
FOP	Open Porch		0	279		13.82	3,855			
FUS	Finished Upper Story		1,687	1,687		46.81	78,976			
UAT	Attic, Unfinished		0	1,471		8.27	12,171			
UBM	Basement, Unfinished		0	1,687		11.00	18,560			
Ttl Gross Liv / Lease Area			3,374	6,856			207,959			

