

Zoning Commission Hybrid Meeting
February 21, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Regular Meeting:

Review the minutes of the January 17, 2024 meeting. VOTE REQUIRED

Correspondence:

Unfinished Business:

New Business:

George M. Christie and Dixie A. Woods – Discussion on Regulations

Other Business:

Discussion on: Accessory Dwelling Units regulations
Section 305 Accessory Uses
IHOD addition
Section 412 Kennels and Veterinary Hospitals

Election of Officers:

Accepting of New Applications for public hearing on March 19, 2024

Adjournment.

Topic: Zoning Zoom Meeting

Time: Feb 21, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88322880387?pwd=4Fc2mu8GjtIKew3QwVPpXUxhX500nf.1>

Meeting ID: 883 2288 0387

Passcode: 6RqaMn

By Phone

- +1 929 205 6099 US (New York)

Meeting ID: 883 2288 0387

Passcode: 863084

Find your local number: <https://us06web.zoom.us/j/kjly61hET>

Zoning Commission Hybrid Meeting Minutes
January 17, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Nick Huston, Lisa-Jean Clifford, Douglas Taylor
Absent: Liz Thompson

Agenda:

Regular Meeting:

Review the minutes of the November 15, 2023, meeting.

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

Correspondence Received:

Brenda Roy received an email from George M. Christie and Dixie A. Woods stating they were unable to attend the meeting and requested placement on the February 21, 2024, agenda.

New Business:

Commission members watched the UCONN CLEAR training session on Fair and Affordable Housing so that the Town meets the requirements of Section 8-4c of the Connecticut General Statutes as amended by PA 23-173.

Other Business: None

Accepting of New Applications for public hearing on February 21, 2024 No Applications received.

Motion by Nick Huston to adjourn at 8:50 P.M., second by Lisa-Jean Clifford. 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 the next meeting agenda.

It is requested that the Town of Putnam's Zoning Commission consider and discuss the following at their next scheduled meeting.

Both the 1989 Subdivision Regulations and the current Zoning Regulations contain language, specific to subdivisions, which addresses the preservation of scenic points/views in the development of subdivisions.

The 1989 Subdivision Regulations state, in part:

"...In all subdivisions or resubdivisions, the layout of the development should show due regard for natural features such as...scenic points...or other community assets which add to the attractiveness or value of the area..." (Article III-Section 300)

And,

"In the consideration of subdivision, the Commission shall make such recommendations as seem necessary to preserve and enhance or produce scenic values and conditions for the improvement of subdivision or development design." (Article III-Section 310)

The current 'Open Space Residential Development Subdivision' Zoning Regulations state, in part:

"The purposes of this Section are to...ensure that residential developments are designed to minimize impacts to the natural features of the land, including...scenic views..." (Section 705(A)(1)(h))

And,

"In designing an OSRD subdivision, the applicant should consider the purposes set forth in this Section of these regulations and the following factors:' (d) 'Lots shall be laid out to the greatest extent feasible, to achieve the following objectives'... (iii) 'in locations least likely to block or interrupt scenic vistas, as seen from the public roadway(s)" (Section 705(E)(2)(d)(iii))

This language clearly indicates the Town's intention to preserve scenic views for the benefit of the community when considering allowable subdivision development.

In 2014, a Plan of Development for the Cady Pond Estates Subdivision was submitted to the Town with no indication of development planned upon the 10 Cady Road lot (open-space parcel) which would interfere with the long-standing, open view of Cady Pond. That submitted plan was then approved by the Town with regulation language in place ensuring the preservation of 'scenic points', 'scenic values', and 'scenic views', as indicated above.

In spite of this, this 'open space' parcel (10 Cady Road) has been developed over the last several years in such a way as to increasingly minimize/obscure the long-existing scenic view of Cady Pond with the ongoing plantings of trees, shrubs, and other plants. Additionally, two, closed-sided tent structures were installed in July, 2023 which remain standing to date, and which have been placed so as to reinforce the interference of the scenic view of Cady Pond to the community.

Though these ongoing developments are not indicated on the Plan of Development for the Cady Pond Estates Subdivision approved by the Town in 2014, they are being allowed to occur nonetheless.

Section 101, paragraph 1, of the 1989 Subdivision Regulations states:

"It is declared to be the policy of the Town of Putnam Planning Commission that the subdivision of land and the subsequent development* of the subdivision is subject to the control of the Town pursuant to State Statutes and the Plan of Development."

(Section 501 – **Development shall mean any man-made change** to improved or unimproved real estate **including, but not limited to**, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.)

Section 101, paragraph 3, of the 1989 Subdivision Regulations states:

"The existing and proposed improvements* shall conform to and be properly related to the proposals shown in the Plan of Development."

(Section 501 – **Improvements shall mean all things constructed or placed within the subdivision, including but not limited to...**(f) sodding, landscaping, tree planting and erosion control measures)

Previous inquiries made to the Town with regard to the above have produced responses which either make no reference to our repeatedly-stated and primary concern about subdivision development which interferes with the long-existing, scenic view of a pond, or responses which suggest that such development is permitted with no explanation offered as to why regulation language regarding the preservation of scenic views has been disregarded in the instance of Cady Pond.

These responses include:

- 'The recent fence installation, landscaping/shrubs and birdhouse installation are allowable per the Town regulations.' (with no reference made to the placement of such installations/developments being contrary to regulation language in place to preserve scenic views in the development of subdivisions)
- 'Note that there are current Wetlands Permits for activities at the adjacent 641 Five Mile River Road.' (a residential lot about which no inquiry has ever been made)
- 'The current activities on the referenced property are in compliance with the Town regulations, and there is nothing that the Town is required or inclined to pursue further.' (with no explanation offered as to why regulation language in place to preserve scenic views to the community has been disregarded in the development of this particular subdivision)
- 'Beauty is in the eye of the landowner.' (which offers no explanation as to why regulation language regarding the preservation of scenic views in the development of subdivisions has been disregarded)
- 'This is none of your business.' (the verbal response provided when submitting materials and a request to be placed on the Planning Commission's agenda)

It is requested the Zoning Commission provide their determination with regard to the following:

- ❖ Once a subdivision design and layout has been approved by the Planning Commission, is it then permissible to develop that subdivision in ways not reflected upon the Plan of Development submitted/approved and contrary to regulation language related to the preservation of scenic points/views?
- ❖ Are the developments which have occurred on the open-space parcel of the Cady Pond Estates Subdivision over the last three years, and specific to those developments which have obscured the scenic view of Cady Pond to the community, in compliance with Town regulations regarding the preservation of scenic views in the development of subdivisions? If not, what corrective action can be taken?
- ❖ Why have these recent developments/improvements not been required to be submitted for approval by the Town as they are not indicated on the original Plan of Development?
- ❖ Why does the above-referenced language, specific to the development of subdivisions, exist in Town regulations if it is going to be disregarded when considering the preservation of a long-standing, open view of a pond that has been enjoyed and valued by the community for many years?
- ❖ In what instance would language specific to the preservation of scenic points in the development of subdivisions be applied if not in that of the ongoing development occurring at 10 Cady Road which is increasingly obscuring the view of Cady Pond from the community?

It is requested that the Zoning Commission provide clarification regarding the regulation language above and how it applies to the ongoing developments occurring on the 10 Cady Road lot as part of the Cady Pond Estates Subdivision.

Should the Commission determine the above regulation language, set in place to preserve scenic views within the Town, does not apply to the Cady Pond Estates Subdivision, it is requested that clarification be provided as to why this particular subdivision has been deemed exempt from these regulations.

It is our hope that the Zoning Commission believes, contrary to what has been indicated by one Town official, that it is, in fact, the business of residents to inquire about and come to understand how the Town's regulations are/are not applied in association with issues that they consider important to them and to their daily experience as Putnam residents and taxpayers.

Your consideration in this matter is appreciated.

Henry M. C. C. C.
12-05-2023

1989 Subdivision Regulations

ARTICLE I	
Section 100 – Purpose	These Regulations are adopted: ¶5 – ‘To protect and conserve the value of the land throughout the Town...’ ¶11 – ‘To preserve the natural beauty and topography of the Town, to insure appropriate development* with regard to these natural features’
Section 101 – Policy	¶ 1 - ‘It is declared to be the policy of the Town of Putnam Planning Commission that the subdivision of land and the subsequent development of the subdivision is subject to the control of the Town pursuant to State Statutes and the Plan of Development.’ ¶3 – ‘The existing <u>and proposed improvements</u>* shall conform to and be properly related to the proposals shown in the Plan of Development.’
Section 107 – Amendments and Conditions	(B) Conditions – The applicant has the duty to comply with reasonable conditions laid down by the planning Commission for design, dedication, <u>improvement</u> and restrictive use of the land so as to conform to the purposes herein.
Section 109 – Conformance to Zoning	‘All subdivisions must conform to the provisions of the Putnam Zoning Regulations.’ (see Zoning Regulations Effective July 17, 2014 and Amended through September 11, 2015, Section 705 – Open Space* Residential Development Subdivisions) *‘Open Space’ – as referenced on: - 10 Cady Road property card - ‘Cady Pond Estates Proposed 4 Lot Subdivision’ map – approved 11/24/2014 - ‘Declaration of Cady Pond Estates’ – Section 1.5
ARTICLE II	
Section 202 – Subdivision Plan	(B)(4)(b) – ‘...Where wetland areas have been delineated, a 50-foot buffer zone (no activity) shall be shown in accordance with wetland and zoning regulations.
ARTICLE III	
Section 300 – General	‘...In all subdivisions or resubdivisions, the layout of the development should show due regard for natural features such as large trees, groves, water courses, <u>scenic points</u> , historic points <u>or other community assets which add to the attractiveness or value of the area</u> and shall take into consideration any land not deemed suitable for development*.’
Section 310 – Preservation of Natural Features	‘In the consideration of subdivision, the Commission shall make such recommendations as seem necessary to preserve and enhance or produce scenic values and conditions for the improvement of subdivision or development design.’

*Section 501 – Definitions:

Development – shall mean any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

Improvements – shall mean all things constructed or placed within the subdivision, including but not limited to....(f) sodding, landscaping, tree planting and erosion control measures’

PARE ENGINEERING CORPORATION

TOWN OF PUTNAM, CONNECTICUT
SUBDIVISION REGULATIONS

PREPARED BY

PUTNAM PLANNING COMMISSION

CONSULTANTS

PARE ENGINEERING CORPORATION
LINCOLN, RHODE ISLAND
AND
NORWICH, CONNECTICUT

ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS

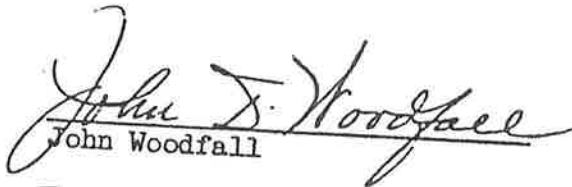
1989

AUTHORITY

The following regulations are the Subdivision Regulations of the Town of Putnam, Connecticut and the City of Putnam, Connecticut which were adopted by the Putnam Planning Commission on January 19, 1990, pursuant to Chapter 126 of the General Statutes, as amended.

EFFECTIVE DATE

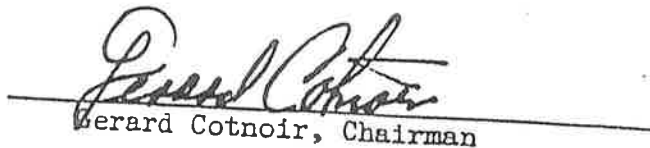
These Subdivision Regulations and any amendment thereto shall be in full force and effective from the date of adoption by the Commission.


John Woodfall


Edward Briere


Roger Gobeille


Frederick Gagne


Gerard Cotnoir, Chairman

TOWN OF PUTNAM, CONNECTICUT SUBDIVISION REGULATIONS

ARTICLE I - PURPOSE AND LEGAL STATUS

Section		<u>Page</u>
	100 Purpose	1
	101 Policy	2
	102 Adoption	2
	103 Jurisdiction	2
	104 Interpretation, Conflict and Severability	3
	105 Saving Provisions	3
	106 Appeals	4
	107 Amendments and Conditions	4
	108 Waiver of Requirements	4
	109 Conformance to Zoning	5
	110 Enforcement	5

ARTICLE II - PROCEDURES

Section	200 General	6
	201 Preliminary Subdivision Plan	6
	202 Subdivision Plan	6
	203 Public Hearing	10
	204 Final Plan	11

ARTICLE III - STANDARDS

Section	300 General	12
	301 Lots/Blocks	12
	302 Streets	13
	303 Drainage	15
	304 Water Supply	17
	305 Sanitary Sewer/Septic Systems	17
	306 Sidewalks and Curbs	18
	307 Utilities	19
	308 Street Lighting	19
	309 Parks and Public Area Reservation	19
	310 Preservation of Natural Features	20
	311 Nonresidential Subdivisions	20
	312 Driveways	20
	313 Easements	20
	314 Tree Planting/Loaming and Seed	22
	315 Street Signs/House Numbers/Street Names	22
	316 Bounds	22
	317 Erosion and Sediment Control	22

ARTICLE IV - ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

Section	400 Improvements and Performance Bond	23
	401 Inspection of Improvements	23
	402 Maintenance of Improvements and Maintenance Bonds	24
	403 Issuance of Building Permit	24

ARTICLE V

- DEFINITIONS

Section

Page

500 General

26

501 Definitions

26

APPENDIX

A. Bond Agreement

B. Subdivision Application Form and Checklist

C. Figures

Zoning Regulations
Effective July 17, 2014
(Amended through September 11, 2015)

Section 705 – Open Space Residential Development Subdivisions

'Open Space' – as referenced on:

- 10 Cady Road property card
- 'Cady Pond Estates Proposed 4 Lot Subdivision' map – approved 11/24/2014
- 'Declaration of Cady Pond Estates' – Section 1.5

705(A)(1)(h)	The purposes of this Section are to...ensure that residential developments are designed to minimize impacts to the natural features of the land, including wetlands, watercourses, forests, prime agricultural land, steep slopes, plants, wildlife, historically and culturally significant sites, scenic views, and rural character.
705(A)(1)(i)	The purposes of the Section are to...encourage development out of view from the road, and promote alternatives to strip residential development lining roadsides in the town;
705(E)(2)(d)(iii)	(2) 'In designing an OSRD subdivision, the applicant should consider the purposes set forth in this Section of these regulations and the following factors:' (d) 'Lots shall be laid out to the greatest extent feasible, to achieve the following objectives' ... (iii) 'in locations <u>least likely to block or interrupt scenic vistas, as seen from the public roadway(s)</u> '
705(E)(2)(j)	(2) 'In designing an OSRD subdivision, the applicant should consider the purposes set forth in this Section of these regulations and the following factors:' (j) 'Individual lots should be arranged and situated to relate to surrounding properties, to improve the view from and the view of prospective home sites, ...'

TOWN OF PUTNAM, CONNECTICUT ZONING COMMISSION



ZONING REGULATIONS

Public Hearing May 28, 2014

Approved June 18, 2014

Effective July 17, 2014

(Amended through September 11, 2015)

*amended in said
of Amendments do
not include any
regarding open space*

Property Location
Vision ID 135802

Account # 004137

Map ID 034/ 079/ 000/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 995
Print Date 02-03-2023 11:07:44

CURRENT OWNER
LAVALLEE CONSTRUCTION LLC

83 RICH RD

N GROSVENOR CT 06255

TOPO

UTILITIES

STRT/ROAD

LOCATION

Alt Prol ID 004137

Survey 1551,1632

Traffic LIGHT

Census 9032

District 2

Class OPENSPEACOMMONAR

GIS ID 034-079

BK-VOL/PAGE

SALE DATE

QU

VII

SALE PRICE

VC

0822 0487

08-31-2018

U

V

350,000

32

0863 0113

08-04-2010

U

V

0

11

RECORD OF OWNERSHIP

LAVALLEE CONSTRUCTION LLC

SERAFIN ESTATE OF PETER T

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

0001

SM1551 SBUD/VIDES 034/038 INTO 6LOTS

SEE ALSO SM1632

CADY POND ESTATES

'13 ASMT CORR: DECLARED PLANNED COMM

THIS LOT NON TAXABLE COMMON AREA:

POND AND DAM

ASSESSING NEIGHBORHOOD

0001

Nbhd Name

B

Tracing

Batch

NOTES

OPEN SPACE

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

0

0

0

0

0

0

C

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

0

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustment

Adj Unit P

Land Value

1

5-1

Res. Land

AG- 2

0.000

AC

70,000

1.00000

5

1.00

0055

1.150

OPEN SPACE

0.0000

80,500

0

VISION

6116

PUTNAM, CT

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

2021

995

0

2020

995

0

2019

995

0

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

0

0

0

0

0

0

C

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpose/Result

01-15-2019

AS

42

Change

Total Card Land Units

0.000

AC

Parcel Total Land Area

0.0000

Total Land Value

0

No Sketch



PLANNING COMMISSION

Check one:

☒
☐
☐

APPLICATION FOR SUBDIVISION

APPLICATION FOR RE-SUBDIVISION

CORRECTION OF AN EXISTING NON-CONFORMANCE

APPLICATION #

635.01
2014.03

DATE RECEIVED

10/30/2014

SCHEDULED MEETING DATE

11.24.2014

APPROVED - Same as meet
with requested waiver

APPLICANT AND ENGINEER

Name of Applicant ESTATE OF PETER T. SERAFIN Phone # 860-928-6549
Applicant's Address c/o ATTY. HIGGINS BACHAND LONGO & HIGINS PO BOX 528 PUTNAM, CT 06260
Engineer KILLINGLY ENGINEERING ASSOCIATES, LLC Phone # 860-779-7299
Engineer's Address PO BOX 421 DAYVILLE, CT 06241
Owner (if different from applicant)
Owner's Address Phone #

PROPERTY INFORMATION

Subdivision Name: CADY POND ESTATES
Number of Lots 4 Total Acreage 36.988 ACRES
Zoning Classification AG-2 Location 641 FIVE MILE RIVER ROAD
Assessor's Map # 34 Lot # 38
Does this plan encompass or is it adjacent to: ☒ Wetlands ☒ Flood Hazard Area ☐ Aquifer
If this application is for a re-subdivision: Original approval date Town Clerk's Map #

SUBDIVISION IMPROVEMENTS

Sewage Disposal: ☒ Private ☐ Public Drinking Water: ☒ Private ☐ Public

IMPROVEMENT LIST

Total length of new street measured at centerline: N/A
Total length of curbs for new streets: N/A
Total length of sidewalks for development: N/A
Total number of catch basins: N/A
Total number of manholes: Drainage: N/A Sanitary Sewer: N/A
Total length of drain pipes: 10" 12" 15" 18"
Other: Size: Length
Total length of water pipes: 6" 8" 12" 16"
Other: Size: Length
Total length of sanitary sewers: 8" 10" 12" 15"
Other: Size: Length
Total number of permanent bounds: 10
Approximate cubic yards of rock and ledge excavation: N/A
Approximate cubic yards of gravel excavation: 1,150 C.Y.
Approximate cubic yards of fill: 875 C.Y.

APPLICATION CHECKLIST

The following check list is to be completed by the applicant to insure that all required material is submitted. Failure to submit all required material shall cause the submission to be deemed incomplete. Any incomplete applications will be rejected by the Planning Commission. The Commission will use this form to verify that all required material has been received.

<u>SUBDIVISION PLAN</u>	<u>Applicant's Checklist</u>	<u>Planning Commission's Checklist</u>
Name of Subdivision	☒	☐
Name, Address & Phone # of Owner	☒	☐
Name, Address & Phone # of Applicant	☒	☐
Name, Address & Phone # of Engineer	☒	☐
Date	☒	☐
North Arrow	☒	☐
Scale (1" - 40')	☒	☐
Location Map (1" - 1000')	☒	☐
Zoning Classification/Municipal Boundary Line	☒	☐
Existing and proposed contours	☒	☐
Property location with respect to surrounding property & streets	☒	☐
Names of adjoining property owners	☒	☐
Names of adjoining streets	☒	☐
Location of all water bodies, streams & other pertinent features (swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, signs)	☒	☐
Location of existing and proposed streets, easements and other rights-of-way and their names	☒	☐
Location, dimension, area & building setback lines of all proposed & existing lots	☒	☐
Location of groundwater test holes	☒	☐
Location & dimension of property to be dedicated to the Town	☒	☐
Bearings and lengths of all lines and all curve data	☒	☐
Location of all monuments, iron pins and drill holes	☒	☐
Location of 50-foot wetland buffer zone (no activity)	☒	☐
Location of proper soil, erosion and sediment control	☒	☐
Location of proposed building and septic system	☒	☐
Calculation for proposed Performance Bond	☒	☐
Calculation for street intersection sight lines	☒	☐
Signature boxes for Commission: Planning, Expiration date, Wetland and Zoning (if applicable)	☒	☐
Approval from Northeast District Department of Health	☒	☐

FEE SCHEDULE

Public Hearing Fee:	\$175.00	Due with Application
Sub-Division & Re-Subdivision Fee:	\$100.00/Per Lot	Due with Application
Inspection of construction of new or rebuilt road, drainage and other site improvements:	2% of estimated cost	Due within one (1) week of final approval of application

Town of Putnam 126 Church Street Putnam, CT 06260 (860) 963-6803 Phone (860) 963-5398 Fax

Timeline of Inquiries and Responses to/from Town
(copy of email correspondences provided in
packet provided)

07/01/2020	1st inquiry to Building and Zoning re the permitted use/development* of 10 Cady Pond Road (open space lot of HOA). Inquiry prompted by the installation of an approximately 16' birdhouse structure* in existing view of Cady Pond
07/07/2020	- Row of hedges installed on upper level of 10 Cady Pond Road lot between Cady Pond and existing roadway viewpoint location by community 2nd visit to B&Z to provide notice of new hedge installation and express concern about placement diminishing/obscuring the existing view of Cady Pond as a result of growth
07/09/2020	1st email to B&Z - Requested Town restrict further development until regulations reviewed to determine allowable development* of subdivision open-space parcel - Expressed concern about impact upon enjoyment and value of our property directly across from Cady Pond - Noted that language exists within Town regulations, specifically regarding subdivisions, addressing preservation of scenic views in consideration of any development - Expressed concern about impact of further development* being permitted
07/10/2020	See email response by Brenda Roy (with cc: to Sessums and Sistare)
07/10/2020	Woods email seeking clarification of Ms. Roy's 07/10/2020 email
07/11/2020	- Woods email to Ms. Roy stating Mr. Sessums stopped by residence to convey that it would be the zoning regulations in place prior to those available on the Town's website (and effective 07/17/2014 – Amended through 09/11/2015) which would be applicable to this situation - Requested to be provided with copy of previous version of regulations said to be applicable
07/15/2020	Woods email to Ms. Roy reiterating interest in obtaining regs said to be applicable
07/??/2020	Regulations told applicable provided via USPS
07/21/2020	- Woods email to Sessums indicating findings of review of 1989 Subdivision Regs said to be applicable - Article III – Standards, Section 300 – General - Article III – Section 310 – Preservation of Natural Features - Article I, Section 100 - Paragraph 5 - Paragraph 10 - Paragraph 11

07/21/2020 (cont.)	• 1st mention of wetland activity consideration, prompted by language contained in 1989 subdivision regs • Again requested consideration of ongoing development* occurring on open-space parcel in light of 1989 regs
	(no response received)
07/29/2020	• Woods email to Mr. Sessums requesting a meeting in order to learn of Town's position on regs cited in email of 07/21/2020 • Indication of belief that current regs also apply as Cady Pond Estates received approval at 11/24/2014 Planning Commission meeting and these regs became effective 07/17/2014, months prior to that approval •
	(no response received)
08/03/2020	• Woods email to Mr. Sessums and Ms. Roy following up on request to schedule meeting to discuss regulations
08/03/2020	Mr. Sessums email to Woods conveying intention to be in contact by mid-week
08/03/2020	• Woods email to Mr. Sessums confirming receipt of his email
08/10/2020	• Woods email to Mr. Sessums as no contact was made to schedule meeting • Again, requested meeting to review regs
	(no response received)
08/11/2020	• Woods email to Mr. Sessums attempting to arrange meeting to discuss regs • Stated intention to stop by Town Hall to schedule a meeting
08/11/2020	• Email notice provided by Mr. Sessums that Town Attorney is reviewing situation
08/11/2020	• Woods confirmation of Mr. Sessums' email notification
08/11/2020	• Woods email to Mr. Sessums ▪ Expressed continued interest in meeting with Mr. Sessums as all specific concerns not conveyed and no opportunity to provide supportive photo documentation illustrating impact of development occurring
	(no response received)
08/12/2020	• Woods email to Mr. Sessums providing notice of landscape activity in spillway area on 10 Cady Road lot
08/12/2020	• Mr. Sessums email to Woods providing notice that the Inland-Wetland agent has been contacted
08/12/2020	• Woods email confirmation of receipt
08/12/2020	• Mr. Sessums' email to Woods providing notice that a response should be forthcoming, hopefully by afternoon of 08/12/2020

08/12/2020 7:33 p.m.	Woods email to Mr. Sessums indicating no response received
08/13/2020	Email by Town Administrator Sistare to Woods providing 'Town's review of your correspondence and the applicable properties and regulations' indicating development* activities occurring are compliant with Town regulations **No reference made in Town's response to initial, and primary, concern expressed regarding regulation language which addresses 'scenic points...or other community assets which add to the attractiveness or value of the area' in the development* of subdivisions** Response specifies only: - Wetlands – that there are a multitude of permitted uses upon Greenbelt Protection Areas and indicates Wetland Permits are in place for activities at 641 Five Mile River Road (a residential subdivision lot about which no inquiry had been made) - Planning – indication that Cady Pond Estates subdivision approval was granted on 11/24/2014 (though no concern had been expressed regarding the initial establishment of, or initial development plan submitted for, Cady Pond Estates) - Zoning -- references current (amended through 09/11/2015 zoning regulations) having been reviewed and indicates that a recent fence installation, landscaping/shrubs and birdhouse installation are in compliance with these regulations (with no reference made to the placement of any of those developments* interfering with the long-established view of Cady Pond provided to the community)
08/13/2020	Woods email to Town Administrator Sistare inquiring as to whether her response provided takes into consideration the preservation of scenic views in the development* of subdivisions
08/13/2020	Town Administrator responds in the affirmative; however, the supportive, following statement only makes reference to the initial review of regulations, and subsequent subdivision approval, which occurred in 2014

Definition per Article V of 1989 Town of Putnam Subdivision Regulations – Prepared by Putnam Planning Commission:

***Development – shall mean any man-made change to improved or unimproved real estate **including, but not limited to**, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations. (emphasis added)**

Definition per Town of Putnam Zoning Regulations:

***Structure – means anything constructed or erected which requires location on the ground or attachment to something having location on the ground, including foundations and signs.** In any District, walls and fences, except those less than four feet or less in height and located in a front yard or seven feet or less in height and located in a rear or side yard, shall be classified as structures, and with regard to their erection and maintenance, shall be subject to the same rules and regulations herein contained for other structures. In a rear lot, walls and fences six (6) feet or less in height and located in the front yard of the rear lot, shall be exempt from classification as a structure. (emphasis added)



Dixie Woods <dixandra2002@gmail.com>

RE: [Putnam CT] Development of 10 Cady Road (Sent by Dixie Woods, dixandra2002@gmail.com)

4 messages

Brenda Roy <brenda.roy@putnamct.us>

Fri, Jul 10, 2020 at 12:48 PM

To: "dixandra2002@gmail.com" <dixandra2002@gmail.com>

Cc: Chad Sessums <Chad.Sessums@putnamct.us>, Elaine Sistare <Elaine.Sistare@putnamct.us>

Good Afternoon,

Through various years of research regarding the subdivision in question the subdivision was approved prior to the adoption of the Open Space Residential Development OSRD in the Planning Commission Regulations effected December 2015. With todays regulations the open space defines that reduced building lot area, adjacent to permanently preserved open space which this subdivision does not have either which led me back to the original approval prior to your purchase of your home. I apologize for not getting back to you sooner this required more research. I would like to thank you for bringing this to my attention. Thank you, Brenda

-----Original Message-----

From: Chad Sessums <Chad.Sessums@putnamct.us>

Sent: Thursday, July 9, 2020 7:56 AM

To: Brenda Roy <brenda.roy@putnamct.us>

Subject: FW: [Putnam CT] Development of 10 Cady Road (Sent by Dixie Woods, dixandra2002@gmail.com)

Thank you,

Chad Sessums
Building Official/ZEO

Town of Putnam
126 Church Street
Putnam, CT 06260
860-963-6800 ext. 111

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>

Sent: Thursday, July 9, 2020 6:54 AM

To: Chad Sessums <Chad.Sessums@putnamct.us>

Subject: [Putnam CT] Development of 10 Cady Road (Sent by Dixie Woods, dixandra2002@gmail.com)

Hello csessums,

Dixie Woods (dixandra2002@gmail.com) has sent you a message via your contact form (<https://www.putnamct.us/user/413/contact>) at Putnam CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.putnamct.us/user/413/edit>.

Message:

Mr. Sessums,

In light of the fact that your inquiry of last week to the owner of 10 Cady Road, regarding the recent placement of a structure upon that property, was quickly met with the installation of a hedgerow of plantings to further interfere with the scenic water view provided by that open-space parcel of land within the Cady Pond Estates subdivision, we formally request that the town require no further development of that parcel until such time that zoning regulations have been thoroughly reviewed, and a determination made as to allowable development of said parcel.

8/13/2020

Gmail - RE: [Putnam CT] Development of 10 Cady Road (Sent by Dixie Woods, dixandra2002@gmail.com)

The developments which have occurred at 10 Cady Road, a parcel designated as open-space within the Cady Pond Estates subdivision, has had an immediate impact upon the daily enjoyment of our own property, located directly across the street at 607 Five Mile River Road, as the scenic water view has been interrupted with a number of man-made changes, both structures and plantings placed in direct interference with that scenic view. Further, it is our belief that the value of our own property has been decreased as a result of the interference of the scenic view provided prior to the allowed development of the parcel.

As has been indicated in our communications with your office, Putnam's zoning regulations regarding subdivisions, both open space and conventional, include language which specifically addresses the issue of the preservation of scenic views in consideration of any development. It is our belief that the changes occurring at 10 Cady Road fit the definition of 'development', as defined by Putnam's zoning regulations regarding subdivisions, and we formally request that no further development be permitted. We further request that any development of that parcel which has occurred over the last several months, which may be determined to be in violation of zoning regulations, be dissolved and the property restored to its previous condition in preservation of the scenic view provided, both to us and to the community at large.

Given our concern that the hedgerow plantings, occurring just days after your initial inquiry to the property owner, were retaliatory, we are greatly concerned about the potential for further development and the effects upon the daily enjoyment of, and value of, our property.

We look forward to next speaking to you regarding the town's position with regard to the above and to learning the current status of this situation subsequent to our meeting with your office earlier this week. We will be in touch soon.

*Development, as defined by Town of Putnam, Subdivision Regulations: "shall mean any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations."

Dixie Woods
George Christie

Dixie Woods <dixandra2002@gmail.com>
To: Brenda Roy <brenda.roy@putnamct.us>

Fri, Jul 10, 2020 at 1:33 PM

3
Hi, Brenda.

Thanks for the response.

For the sake of clarification, are you saying that you need to do additional research on the regs?

Dixie

Sent from my iPhone

> On Jul 10, 2020, at 12:48 PM, Brenda Roy <brenda.roy@putnamct.us> wrote:

>

> Good Afternoon,

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>
To: Brenda Roy <brenda.roy@putnamct.us>

Sat, Jul 11, 2020 at 1:26 PM

4
Morning, Brenda! :)

You can disregard my previous email as Chad stopped by to provide the clarification we were seeking.

Thank you for the time you have put into researching this for us. It is not what we were hoping to learn, but your time and effort is appreciated nonetheless.

I would like to arrange to get a copy of the regulations in place prior to the 2015 revised versions that are available online. We are happy to pay whatever production costs associated with obtaining a copy (physical or electronic) would be. Who knows? Maybe there is language in there about being a considerate neighbor! lol (kidding, of course). But, given our rocky start with this situation, I would like to have an understanding, going forward, of what more can happen on the property across the way. Just let me know what I need to do. Happy to swing by any time.

8/13/2020

Gmail - RE: [Putnam CT] Development of 10 Cady Road (Sent by Dixie Woods, dixandra2002@gmail.com)

Ugh! People. :(What are you going to do??

Thanks again for everything. Even your patient, listening ear helped to ease our tensions. :)

Dixie Woods

Sent from my iPhone

> On Jul 10, 2020, at 1:33 PM, Dixie Woods <dixandra2002@gmail.com> wrote:

>

> Hi, Brenda.

[Quoted text hidden]

 **Dixie Woods** <dixandra2002@gmail.com>

To: Brenda Roy <brenda.roy@putnamct.us>

Wed, Jul 15, 2020 at 1:55 PM

Cc: Chad Sessums <Chad.Sessums@putnamct.us>, Elaine Sistare <Elaine.Sistare@putnamct.us>, mcgeo08@gmail.com

Brenda and Chad,

In relation our recently expressed concerns regarding 10 Cady Road, and in consideration of your current position that the developments taking place upon that property (by the installation of 'structures', i.e. fencing and birdhouses, and the obscurant plantings impacting the previously existing 'scenic view'), we ask that you review the CT State statute below in order to determine if you believe it to be applicable to this situation.

C.G.S. §8-3(h) Notwithstanding the provisions of the general statutes or any public or special act or any local ordinance, **when a change is adopted in the zoning regulations or boundaries of zoning districts of any town, city or borough, no improvements or proposed improvements shown on a site plan for residential property which has been approved prior to the effective date of such change**, either pursuant to an application for special exception or otherwise, by the zoning commission of such town, city or borough, or other body exercising the powers of such commission, and filed or recorded with the town clerk, **shall be required to conform to such change.** [emphasis added]

My layman's interpretation of the above is that the new regulations (adopted in 2015) *would* apply to any developments of this property *unless those developments had been indicated on a site plan which had been approved prior to the effective date of those new regulations*. Of course, there may be some other statute of which you are aware, and of which I am not, that supersedes 8-3(h).

Please accept my apologies for our persistence. As this is an issue of some importance to us, we would like to cross every 't' and dot every 'i' in order that we can be confident that we have exhausted every avenue to maintaining the view which, largely, led us to the purchase our own property.

Brenda - I remain interested in obtaining a copy of the regs in place prior to the 2015 changes. When might be a good time for me to swing by to obtain a physical (or electronic) copy? As previously stated, we are happy to pay whatever production costs might be associated with acquiring a copy.

Hope to hear from you soon. We will be anxious to learn of the town's interpretation of the above.

Dixie Woods

George Christie

[Quoted text hidden]



Dixie Woods <dixandra2002@gmail.com>

Development of 10 Cady Road

14 messages

Dixie Woods <dixandra2002@gmail.com>

To: Chad Sessums <Chad.Sessums@putnamct.us>

Tue, Jul 21, 2020 at 8:03 PM



Mr. Sessums,

After having had the opportunity to review the Town of Putnam's Subdivision Regulations (1989) which were effective prior to the current version, we would like to express again our concern that the property at 10 Cady Road is being developed in violation of Putnam's zoning regulations.

As previously expressed, our own property, directly opposite to 10 Cady Road, was purchased, in large part, as a result of the scenic view provided by the 10 Cady Road lot, designated as non-taxable, open space (as indicated on its town property card). The continuing development of this property adversely affects both our daily enjoyment of our own property and, we believe, the value of our property. We further argue that the development taking place creates visual interruption to (with structures placed), and the eventual obscuring of (with the growth of the newly-installed hedgerow plantings which, seemingly, were planted with the conscious intention to obscure the view), the existing scenic view for the abutting, neighboring properties and the community at large.

In two instances of these Subdivision Regulations (1989), the Putnam Planning Commission includes language which speaks to its intention to preserve scenic views. Article III – Standards, Section 300 – General states, in part, “***...In all subdivisions or resubdivisions, the layout of the development should show due regard for natural features such as large trees, groves, water courses, scenic points, historic points or other community assets which add to the attractiveness or value of the area*** and shall take into consideration any land not deemed suitable for development.”

This intention is reiterated in Article III, Section 310 – Preservation of Natural Features: “In the consideration of subdivision, the Commission shall make such recommendations as seem necessary to ***preserve*** and enhance or produce ***scenic values and conditions for the improvement of subdivision or development design.***”

Article I, Section 100 references, twice, the Commission's intention to preserve the value of property. Paragraph five states that these regulations are adopted, “***To protect and conserve the value of the land throughout the Town*** and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.”, and (in paragraph ten) “***...and to encourage the wise use of management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of land.***”

Article I, Section 100, paragraph eleven states that these regulations, specific to subdivisions, are adopted “***To preserve the natural beauty and topography of the Town, to insure [sic] appropriate development* with regard to these natural features.***” (*Development defined, within these regulations as: ‘***...any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.***’)

In the review of these subdivision regulations (1989), there is also language contained indicating the Commission's intention to protect wetland areas. It is our understanding, as a result of having attended several town meetings regarding the proposed excavation of gravel from Cady Pond Estates, that the property in question is considered, at least in part, to be a wetland. Section 207(B)(4)(b) states, “...Where wetland areas have been delineated, a 50-foot buffer zone (no activity) shall be shown in accordance with wetland and zoning regulations.” The Town of Putnam's online property information, ‘inland wetland soils’ layer, indicates that much, if not all, of the recent development that has taken place likely falls within this 50-foot buffer zone.

8/13/2020

Gmail - Development of 10 Cady Road

We again request that the Zoning Department review and consider the development that is taking place upon the 10 Cady Road parcel. It is our belief that those developments are in violation of the subdivision regulations we have been informed were in place upon the establishment of Cady Pond Estates, as well as those subdivision regulations which are effective currently, given their impact upon the scenic view which existed prior to these last several months, as well as upon the value of our property, located at 607 Five Mile River Road.

If this issue is one which is scheduled to be discussed at a public meeting of the Zoning Commission, we respectfully request that we be notified in order that we might participate and be informed of any determination made.

Sincerely,

Dixie Woods
George Christie

1

Dixie Woods <dixandra2002@gmail.com>
To: Chad Sessums <Chad.Sessums@putnamct.us>

Wed, Jul 29, 2020 at 8:34 AM

Good morning, Chad.

George and I would like to schedule a meeting with you to understand what the town's position is given the language about the preservation of 'scenic points', 'scenic values' and 'natural beauty' in the development of subdivisions, as indicated in the relevant regulations specific to subdivisions. We would also like to understand the allowed development given the language about a 50-foot buffer zone ('no activity') for wetlands.

As this subdivision received approval at the November 24, 2014 Planning Commission meeting, I believe the 1989 subdivision regulations apply; however I believe that it is the current general zoning regulations, which became effective July 17, 2014, which also apply. These general regulations include Section 705 - Open Space Residential Development Subdivisions which includes language stating that 'The purposes of this Section are to: ...ensure that residential developments are designed to minimize impacts to the natural features of the land, including wetlands...' and '...scenic views...' There is additional language contained within this section which we believe is applicable to the developments that are occurring on the 10 Cady Road lot and which we would like the opportunity to discuss with the Zoning Department.

We will make ourselves available for whatever day and time is convenient to your schedule. We would like to meet soon, as we remain concerned about the continued passage of time and any additional developments that may occur.

I look forward to hearing from you.

Dixie Woods

[Quoted text hidden]

\$

Dixie Woods <dixandra2002@gmail.com>
To: Chad Sessums <Chad.Sessums@putnamct.us>, Brenda Roy <brenda.roy@putnamct.us>
Bcc: mcgeo08@gmail.com

Mon, Aug 3, 2020 at 7:02 AM

Good morning, Chad.

I wanted to reach out one more time in an attempt to schedule a meeting with you so that George and I can understand the status of your review of Putnam's zoning regulations in relation to the Cady Pond Estates subdivision and the developments which have occurred there. George said that he was able to leave a couple of phone messages for you last week, but has not yet heard back.

Feel free to reach out via email, or to call George or me (401)525-1946.

Thanks.

Dixie
[Quoted text hidden]

8/13/2020

Gmail - Development of 10 Cady Road

Chad Sessums <Chad.Sessums@putnamct.us>
To: Dixie Woods <dixandra2002@gmail.com>

Mon, Aug 3, 2020 at 2:14 PM

⑨ Cargill Falls Mill is taking most of my time trying to get their Certificate of Occupancy. Brenda was out the end of last week and I have been out of the office for inspections. I will be in contact the middle of this week.

Thank you,

Chad Sessums

Building Official/ZEO

Town of Putnam

126 Church Street

Putnam, CT 06260

860-963-6800 ext. 111

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>
To: Chad Sessums <Chad.Sessums@putnamct.us>

Mon, Aug 3, 2020 at 2:19 PM

⑩ Thanks, Chad. Talk soon.

Sent from my iPhone

On Aug 3, 2020, at 2:14 PM, Chad Sessums <Chad.Sessums@putnamct.us> wrote:

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>
To: Chad Sessums <Chad.Sessums@putnamct.us>

Mon, Aug 10, 2020 at 1:01 PM

⑪ Chad,

I am assuming that the storm disrupted your schedule last week. How about one day this week?

Dixie

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>
To: Chad Sessums <Chad.Sessums@putnamct.us>

Tue, Aug 11, 2020 at 2:18 PM

⑫ Chad,

George just spoke to Brenda about trying to arrange a time to meet with you this week. As you were out of the office, she patched him through to your voicemail, and he left a message there for you. Hopefully, you have a moment to reach back

Gmail - Development of 10 Cady Road

Dixie

[Quoted text hidden]

Tue, Aug 11, 2020 at 3:52 PM

[Quoted text hidden]

Tue, Aug 11, 2020 at 4:12 PM

Sent from my iPhone

[Quoted text hidden]

Tue, Aug 11, 2020 at 6:27 PM

[Quoted text hidden]

8/13/2020

Gmail - Cady Pond



Dixie Woods <dixandra2002@gmail.com>

Cady Pond

2 messages

Chad Sessums <Chad.Sessums@putnamct.us>

To: "dixandra2002@gmail.com" <dixandra2002@gmail.com>

Wed, Aug 12, 2020 at 3:46 PM

(19) You should be receiving a response - hopefully this pm.

Chad Sessums
Town of Putnam
Building Official/ZEO

Dixie Woods <dixandra2002@gmail.com>

To: Chad Sessums <Chad.Sessums@putnamct.us>

Wed, Aug 12, 2020 at 7:33 PM

(20) No response from anyone about anything. At this point, do you recommend that we make an appointment with the Mayor?

[Quoted text hidden]

Gmail - Response to Correspondence regarding Recent Activities 10 Cady Road Property



2 messages

Thu, Aug 13, 2020 at 9:42 AM

Cc: Barney Seney <Barney.Seney@putnamct.us>, Brenda Roy <brenda.roy@putnamct.us>, Chad Sessums <Chad.Sessums@putnamct.us>

Please see attached regarding the Town's review of your correspondence and the applicable properties and regulations.

Email: Elaine.Sistare@putnamct.us

Memo Review of Town Regulations and Recent Activity August 2020.pdf
393K

Thu, Aug 13, 2020 at 10:54 AM

Begin forwarded message:

Subject: Response to Correspondence regarding Recent Activities 10 Cady Road Property

[https://mail.google.com/mail/u/0/?ik=c0027&subject=9027&body=...](mailto:google_email@mail.ru?to=0027&subject=9027&body=...)

Gmail - Response to Correspondence regarding Recent Activities 10 Cady Road Property

Memo Review of Town Regulations and Recent Activity August 2020.pdf
393K

8/13/2020

Gmail - Response to Correspondence regarding Recent Activities 10 Cady Road Property



Dixie Woods <dixandra2002@gmail.com>

Response to Correspondence regarding Recent Activities 10 Cady Road Property

Dixie Woods <dixandra2002@gmail.com>

To: Elaine Sistare <Elaine.Sistare@putnamct.us>

Bcc: mcgeo08@gmail.com

Thu, Aug 13, 2020 at 3:49 PM

Ms. Sistare,

Thank you for your response provided earlier today.

For the sake of our clarification, does the determination indicated in your response take into consideration both the issue of activity in proximity to a watercourse as well as the language contained within the town's regulations, specific to subdivisions (and separate from the general regulations), regarding the preservation of scenic views in the development of subdivisions?

Dixie Woods

[Quoted text hidden]

Mail body: Fwd: Response to Correspondence regarding Recent Activities 10 Cady Road Property

Sent from my iPhone

Begin forwarded message:

From: Dixie Woods <dixandra2002@gmail.com>
Date: March 14, 2023 at 3:53:07 PM EDT
To: mcgeo08@gmail.com
Subject: Fwd: Response to Correspondence regarding Recent Activities 10 Cady Road Property

----- Forwarded message -----

From: Dixie Woods <dixandra2002@gmail.com>
Date: Thu, Aug 13, 2020 at 5:59 PM
Subject: Re: Response to Correspondence regarding Recent Activities 10 Cady Road Property
To: Elaine Sistare <Elaine.Sistare@putnamct.us>

I appreciate the clarification.

Sent from my iPhone

On Aug 13, 2020, at 5:56 PM, Elaine Sistare <Elaine.Sistare@putnamct.us> wrote:

Yes it does. As referenced, the subdivision was reviewed with considerations of the applicable regulations, and then subdivision approved by the Planning Commission in 2014.

Elaine Sistare

From: Dixie Woods <dixandra2002@gmail.com>
Sent: Thursday, August 13, 2020 3:49 PM
To: Elaine Sistare <Elaine.Sistare@putnamct.us>
Subject: Re: Response to Correspondence regarding Recent Activities 10 Cady Road Property

Ms. Sistare,

Thank you for your response provided earlier today.

For the sake of our clarification, does the determination indicated in your response take into consideration both the issue of activity in proximity to a watercourse *as well as* the language contained within the town's regulations, specific to subdivisions (and separate from the general regulations), regarding the preservation of scenic views in the development of subdivisions?

Dixie Woods

On Thu, Aug 13, 2020 at 9:42 AM Elaine Sistare <Elaine.Sistare@putnamct.us> wrote:

Good morning Ms. Woods,

Please see attached regarding the Town's review of your correspondence and the applicable properties and regulations.

Elaine Sistare, PE, BCEE

Town Administrator

Town of Putnam

126 Church Street

Putnam, CT 06260

Office: 860-963-6800, x 113

Cell: 860-372-1755

Email: Elaine.Sistare@putnamct.us



TOWN OF PUTNAM

TOWN HALL
126 CHURCH STREET
PUTNAM, CONNECTICUT 06260



MEMORANDUM

To: Ms. Dixie Woods
607 Five Mile River Road

From: Elaine Sistare, PE
Town Administrator

Date: August 13, 2020

RE: Response to Correspondence regarding Recent Activities on and around 10 Cady Road Property

This memorandum is a summary response based on the Town's review of your recent weeks' email correspondence to the Building and Zoning Department.

We understand that the 10 Cady Road property has recent activities including the following:

- Installation of a fence, with height less than 4-feet
- Installation of plantings and shrubs
- Installation of a bird house

Per your stated concerns, we have reviewed our Town regulations regarding these activities with the following summary.

Wetlands: The Inland Wetlands and Watercourses Commission (IWWC) regulates wetlands and their 100-foot upland review area, and 200-feet from Greenbelt Protection Areas. Cady Pond and the Cady Brook are Greenbelt Protection Areas. However, there are multiple Permitted Uses as of Right and Non-Regulated Uses, including incidental uses of residential properties (Section 4 of our IWWC Regulations).

Note that there are current Wetlands Permits for activities at the adjacent 641 Five Mile River Road.

Town of Putnam is an Affirmative Action/Equal Opportunity Employer
Main Phone: 860-963-6800

Mayor's Office..... x806
Assessor..... x805
Building/Zoning..... x814
Economic Development..... x813
Finance..... x807
Fire Marshal..... x816

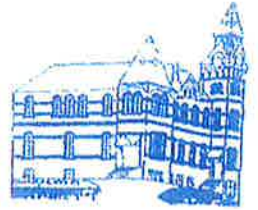
Parks & Recreation..... x810
Planning/Land Use..... x815
Public Works..... x811
Refuse/Recycling/Curb-side Pickup... x812
Registrar of Voters..... x803
Town Clerk..... x802

Veteran's Affairs..... x808
Water Pollution Control Authority... x821
1st Floor Fax..... 860-963-5398
2nd Floor Fax..... 860-963-5360
3rd Floor Fax..... 860-963-6814



TOWN OF PUTNAM

TOWN HALL
126 CHURCH STREET
PUTNAM, CONNECTICUT 06260



Planning: As previously communicated, the Planning Commission accepted the Proposed 4 Lot Subdivision "Cady Pond Estates" prepared for The Estate of Peter T Serafin dated July 2014. This plan set and application was accepted by the Planning Commission on October 27, 2014; and approved November 24, 2014. This subdivision approval followed the regulations applicable at that time.

Zoning: The Zoning Regulations (Amended through September 11, 2015) have been reviewed for applicable provisions. The recent fence installation, landscaping/shrubs and birdhouse installation are allowable per the Town regulations.

Based on our review, the recent activities brought to our attention by you are within compliance of Town regulations, and there is nothing that the Town is required or inclined to pursue further.

Please be aware that the property of 10 Cady Road is part of the Cady Pond Estates, of which Declaration filed on the Town's Land Records, including Declaration on Volume 822, page 450; First Amendment on Volume 825, page 665; Second Amendment on Volume 825, page 1232.

Cc: Brenda Roy, Chad Sessums; Town of Putnam Building and Zoning Department
Barney Seney, Mayor



Dixie Woods <dixandra2002@gmail.com>

Recent Activities on 10 Cady Road Property

5 messages

Bruce Fitzback <Bruce.Fitzback@putnamct.us>

Mon, Mar 20, 2023 at 4:37 PM

To: "dixandra2002@gmail.com" <dixandra2002@gmail.com>

Cc: Thalia Field <thalia_field@hotmail.com>, Chad Sessums <Chad.Sessums@putnamct.us>, Brenda Roy <brenda.roy@putnamct.us>, Elaine Sistare <Elaine.Sistare@putnamct.us>, Barney Seney <Barney.Seney@putnamct.us>

Dear Ms. Woods,

Upon reviewing the information package you provided this morning, I found that your primary complaint has already been addressed in a Memorandum dated August 13, 2020, from Elaine Sistare, PE Town Administrator, which contains additional information concerning the status of the referenced property and a description of related Town regulations. The installation of planting and shrubs is not a violation of Town Subdivision regulations, or Inland Wetlands and Watercourses regulations.

As for your concerns that the plantings and bushes are devaluing the "scenic points, historic points or other community assets which add to the attractiveness of value of the area" these are components of subdivision design and layout that the Planning Commission takes into consideration as part of the approval process.

The referenced, 10 Cady Road is now an approved subdivision lot under private ownership. Beauty is in the eye of the landowner. As the agent of the Planning Commission and Inland Wetlands and Watercourse Commission based on the review of your current concerns, the current activities on the referenced property are in compliance with the Town regulations, and there is nothing that the Town is required or inclined to pursue further.

As per your written request to be placed on the agenda for discussion at the March 27, 2023 meeting of the Planning Commission. The item will be placed under Other Business.

The commission will receive a copy of the information package you provided and a copy of this email.

Best regards,

Bruce Fitzback, LS
Land Use Agent
Town of Putnam
126 Church Street
Putnam, CT 06260
Office: 860-963-6800, x 114
Email: Bruce.Fitzback@putnamct.us

Dixie Woods <dixandra2002@gmail.com>

Tue, Mar 21, 2023 at 1:19 AM

To: Brian Estep <BEstep@clsmlaw.com>

Sent from my iPhone

Begin forwarded message:

From: Bruce Fitzback <Bruce.Fitzback@putnamct.us>

Date: March 20, 2023 at 4:37:32 PM EDT

To: dixandra2002@gmail.com

Cc: Thalia Field <thalia_field@hotmail.com>, Chad Sessums <Chad.Sessums@putnamct.us>, Brenda Roy <brenda.roy@putnamct.us>, Elaine Sistare <Elaine.Sistare@putnamct.us>, Barney Seney <Barney.Seney@putnamct.us>

Subject: Recent Activities on 10 Cady Road Property

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>

To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>, Brenda Roy <brenda.roy@putnamct.us>

Tue, Mar 21, 2023 at 7:02 AM

Mr. Fitzback,

I am in receipt of your correspondence of March 20, 2023 in response to my request to be placed on the agenda of the March 27, 2023 Planning Commission for discussion of the ongoing development activity occurring at 10 Cady Road, the open-space lot as part of the Cady Pond Estates Subdivision.

Your response makes clear your position that the issue of improvements made as part of subdivision development is only a consideration of the Planning Commission as part of the initial subdivision approval process, and not beyond that point. As such, it would appear that the Planning Commission is not the appropriate body with which to discuss a concern regarding any current subdivision improvements having an impact upon the preservation of scenic points within the community.

Given the above, it seems unnecessary to take the time of the Planning Commission to hear our concerns at its upcoming meeting. My request to be heard by the Planning Commission is withdrawn based upon your decision, as agent of the Planning Commission, that 'the current activities on the referenced property are in compliance with the Town regulations'.

I appreciate the clarification of your position with regard to the above.

Dixie Woods

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>

To: mcgeo08@gmail.com

Tue, Mar 21, 2023 at 7:26 AM

[Quoted text hidden]

Dixie Woods <dixandra2002@gmail.com>

To: mcgeo08@gmail.com

Tue, Mar 21, 2023 at 10:07 AM

Sent from my iPhone

Begin forwarded message:

From: Dixie Woods <dixandra2002@gmail.com>

Date: March 21, 2023 at 7:02:29 AM EDT

To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>, Brenda Roy <brenda.roy@putnamct.us>

Subject: Re: Recent Activities on 10 Cady Road Property

[Quoted text hidden]



October, 2019



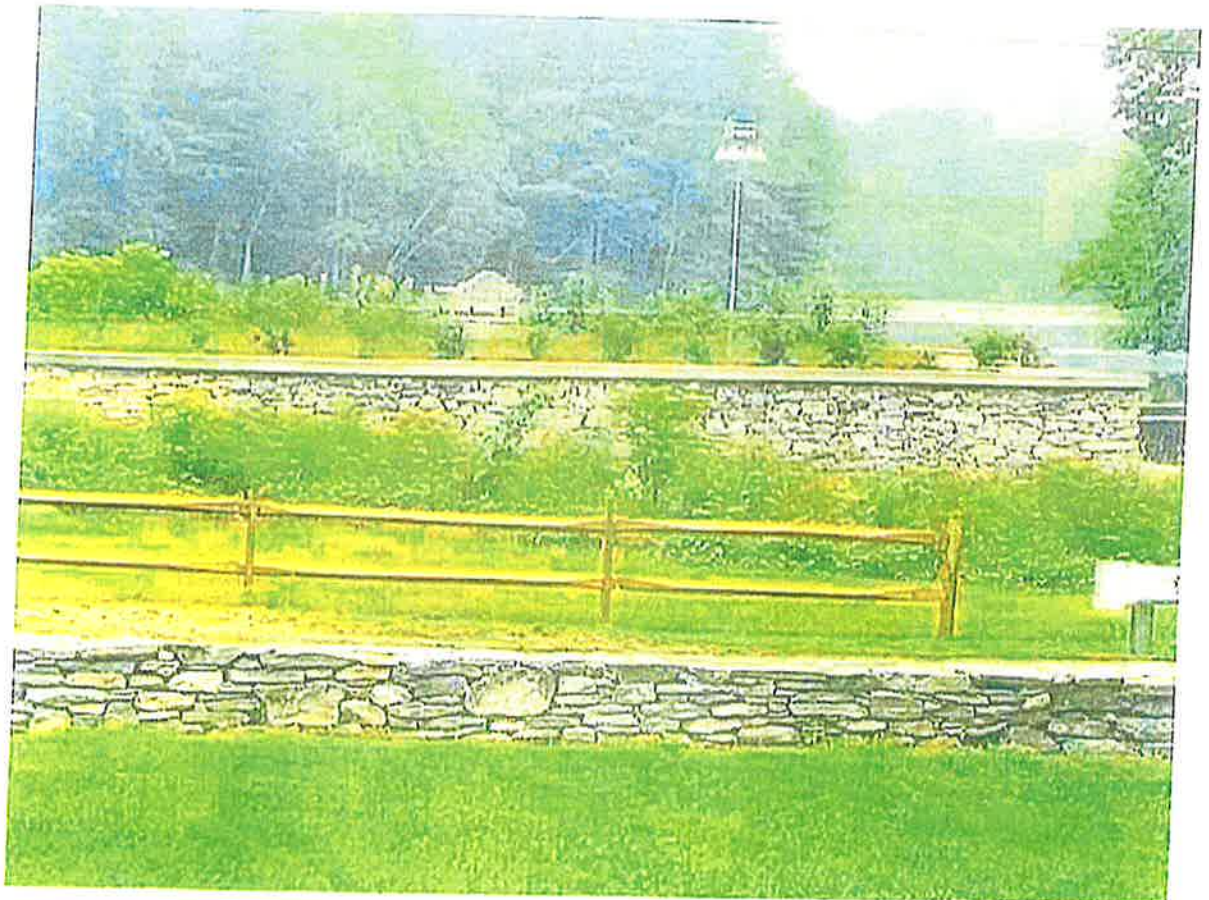
Winter, 2019



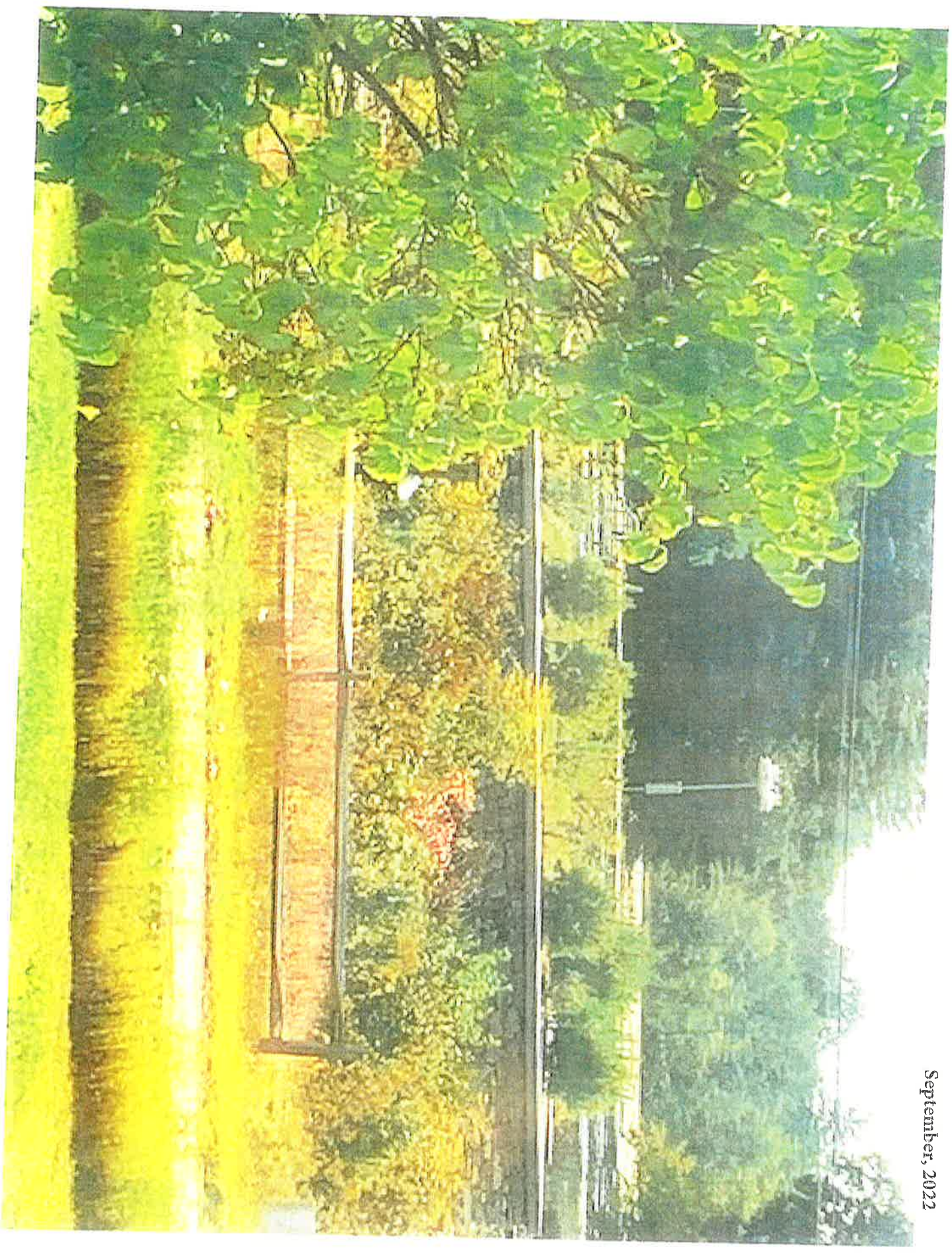
July 1, 2020



July 8, 2020



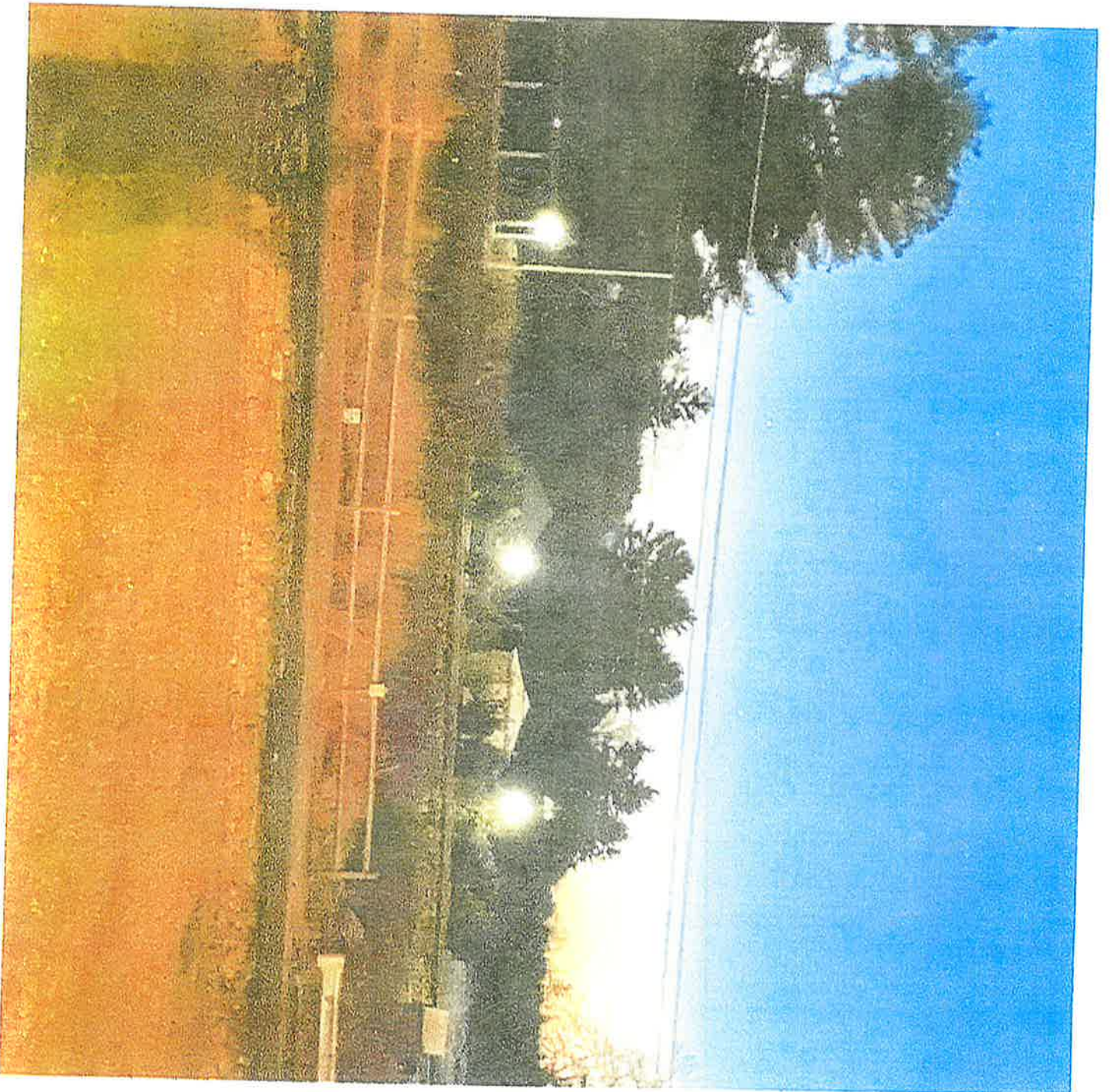
September, 2022





November 30, 2023

These lights were installed on 11-30-2023 and positioned so as to point directly into the large window of a newly-converted bedroom of the adjacent property. All lights remained on consistently from approximately 5:00 p.m. - 7:00 a.m. on 12-01-2023.



Mile River Rd
Connecticut
Google



Street View - Sep 2019

September, 2019



Google

October, 2022



