

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

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

Agenda:

Regular Meeting:

Review the minutes of the January 17, 2024 meeting.

Motion by Douglas Taylor to accept the minutes, second by Nick Huston. ALL WERE IN FAVOR

Correspondence: None

Unfinished Business: None

New Business:

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

George Christie of 607 Five Mile River Road discussed in length the open space residential development regulations as it was of his opinion that the subdivision located at 10 Cady Road across the street from his home was not in compliance with the regulations regarding open space residential development. He spoke of the lighting recently installed which directly faces his house. Bruce Fitzback, Z.E.O and Land Use Director stated he had met with Mr. Christie numerous times and had explained to Mr. Christie that this was not an open space residential subdivision that it was a regular subdivision, and the open space residential subdivision regulations were not applicable to the approved subdivision from 2014. Open space ownership is by the association for their use only. Liz Thompson reviewed the 2016 Plan of Conservation and Development stating the need for Commissions to reference the POCD when making decisions. The packet submitted to the commission by Mr. Christie stating his concerns is on file in the Land Use Office. Subdivision owners of 10 Cady Road James Jewett and John Barnes were present. Mr. Hewett explained the lights were solar light and were there for security reasons.

Motion by Patricia Hedenberg that it is not up to the Zoning Commission, second by Douglas Taylor. ALL Patricia Hedenberg, Douglas Taylor, and Nick Huston voted in favor. Liz Thompson abstained. MOTION CARRIED

Other Business:

Discussion on Affordable Housing Unit regulations

Bruce Fitzback has been gathering information from other Towns and their regulations.

Bruce Fitzback explained that under the category of Schedule of Uses and Districts accessory uses are allowed as of right in an AG-2 zone suggesting all residential zones allowed as of right.

Discussion generated amongst the Commission members regarding other items to include in the text amendment for accessory dwelling units. i.e., size, owner occupied, deed restrictions etc. Bruce Fitzback would review with the Town Attorney.

Motion by Patricia Hedenberg to include within the proposed text amendment to allowing accessory dwelling units in all residential zones, second by Douglas Taylor. ALL WERE IN FAVOR

Bruce Fitzback had received an inquiry for the construction of a single-family home located at 626 Providence Pike. The owners would like to construct a single-family home. The regulations state that accessory dwelling plan submittal at the same time as the application for a building permit for a house. They presently have living quarters on the second floor of the barn and now they would like to build their home. The commission discussed the Zoning Regulations and that there are no restrictions placed on the size of the accessory dwelling unit. Motion by Patricia Hedenberg that the construction of the house considered an accessory dwelling unit, second by Douglas Taylor. ALL WERE IN FAVOR.

Bruce Fitzback informed the commission that he recently reviewed an approved subdivision containing a rear lot with no record of the lot obtaining rear lot approval from the Commission.

IHOD addition-Bruce Fitzback reviewed adding the John M. Dean Mill located at 20 Mechanics Street to the list of mills in the IHOD zone as it is a mill and is more than 100 years old. The Commission agreed to the addition to the list via a text amendment.

Section 412 Kennels and Veterinary Hospital-Bruce Fitzback was researching the Zoning Regulations for the location of a wildlife rehabilitation center. In reviewing the regulations there was no category to consider it under. He suggested to the Commission placing it in the same category as the Kennels and Veterinary Hospitals via a text amendment. The Commission agreed.

Bruce Fitzback updated the commission on a subdivision he reviewed and the lack of approval of a real lot located on Elmwood Hill Road.

Election of Officers:

Motion by Nick Huston for Patricia Hedenberg-Chairman, Douglas Taylor- Vice Chairman and Liz Thompson-Secretary, second by Liz Thompson. ALL WERE IN FAVOR

Accepting of New Applications for public hearing on March 19, 2024 No New Applications received.

Moton by Nick Huston to adjourn at 9:01 P.M., second by Douglas Taylor. 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.