

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

Present: Joseph Nash-Chairman, Scott Zadora, Mike Bogdanski, Robert Greene

Absent: Glenn Godley

Agenda:

Opened 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. Bruno Maluf and Marco Epifani reviewed plans with the Board. Bruce Fitzback explained to the Board their plans are to dismantle a portion of the building and install 2 new walls. Motion by Mike Bogdanski to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR

Opened 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. The applicant was not present. Abutting property owner Sandra Mooney was present. Scott Zadora expressed his concerns about the applicant not in attendance to answer any questions. Motion by Mike Bogdanski to continue the public hearing, second by Scott Zadora. ALL WERE IN FAVOR.

Opened 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. Matt Johnson and Catherine Howard, a real estate broker for the owner reviewed the property with the Board noting that people are looking for smaller rental units. As it stands now the existing apartments are extremely large with outrageous heating bills. By adding another unit, it would lessen the burden for the other tenants. Abutting property owner Sean Salisbury spoke in strong opposition referring to the lack of parking, driveway obstructions, trash etc. Motion by Mike Bogdanski to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the November 21, 2023, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Robert Greene. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business:

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

Motion by Mike Bogdanski to approve, second by Robert Greene. ALL WERE IN FAVOR

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

Motion by Scott Zadora to table to the next meeting, second by Mike Bogdanski. ALL WERE IN FAVOR.

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

Motion by Mike Bogdanski not to grant the variance, second Scott Zadora. ALL WERE IN FAVOR.

Other Business: VOTE REQUIRED

Election of Officers:

Motion by Mike Bogdanski for Joseph Nash-Chairman, Scott Zadora-Vice Chairman, second by Joseph Nash. ALL WERE IN FAVOR. Motion by Scott Zadora for Mike Bogdanski-Secretary, second by Joseph Nash. ALL WERE IN FAVOR

Accepting of New Applications for public hearing for the March 19, 2024, meeting. None

Motion by Mike Bogdanski to adjourn at 7:44 PM., second by Scott Zadora. ALL WERE IN FAVOR

Respectfully by Brenda Roy.

Please note these minutes have not been accepted by the Board and will be placed on their next meeting agenda.