

Zoning Board of Appeals Hybrid Meeting
March 19, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Continue 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

Regular Meeting:

Review minutes of the February 20, 2024 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

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

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the April 16, 2024 meeting.

Adjournment.

Topic: ZBA Zoom Meeting
Time: Mar 19, 2024, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us06web.zoom.us/j/82785472174?pwd=dzScbFu3OvSsn3KeljdrrRYekAW8KT.1>

Meeting ID: 827 8547 2174
Passcode: 7BNyds

By Phone
• +1 929 205 6099 US (New York)

Meeting ID: 827 8547 2174
Passcode: 425644

Find your local number: <https://us06web.zoom.us/j/kUuLtGT4l>

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.

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



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1/12/2024

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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

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	08	Raised Ranch					
Model	01	Residential					
Grade:	10	C+					
Stories:	1	1 Story					
Occupancy	1	Vinyl Siding					
Exterior Wall 1	25	Gable/Hip					
Exterior Wall 2	03	Asphalt					
Roof Structure:	03	Drywall/Sheet					
Roof Cover	05	Carpet					
Interior Wall 1	14	Oil					
Interior Wall 2	02	Hot Water					
Interior Flr 1	05	Central					
Interior Flr 2	03	3 Bedrooms					
Heat Fuel	03	Average					
Heat Type:	02	Average					
AC Type:	02						
Total Bedrooms	02						
Total Bthrms:	02						
Total Half Baths	02						
Total Xtra Fixtrs	02						
Total Rooms:	02						
Bath Style:	02						
Kitchen Style:	02						





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

Project number 2303

Date Issue Date

Drawn by Author

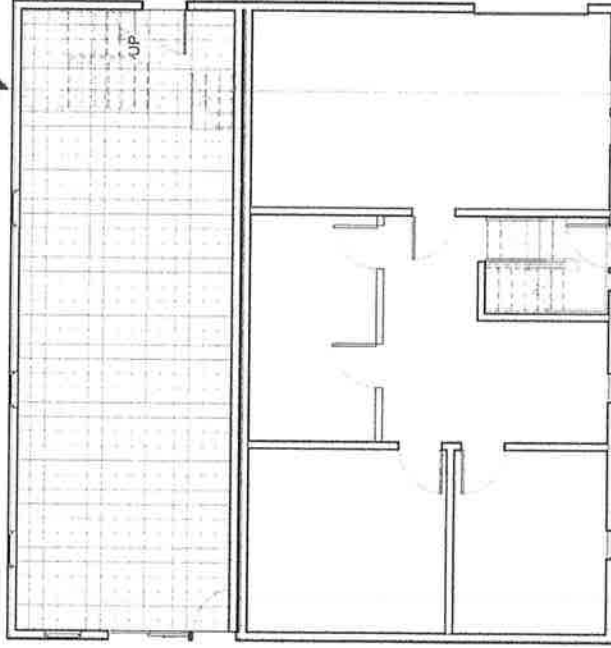
Checked by Checker

A100a

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

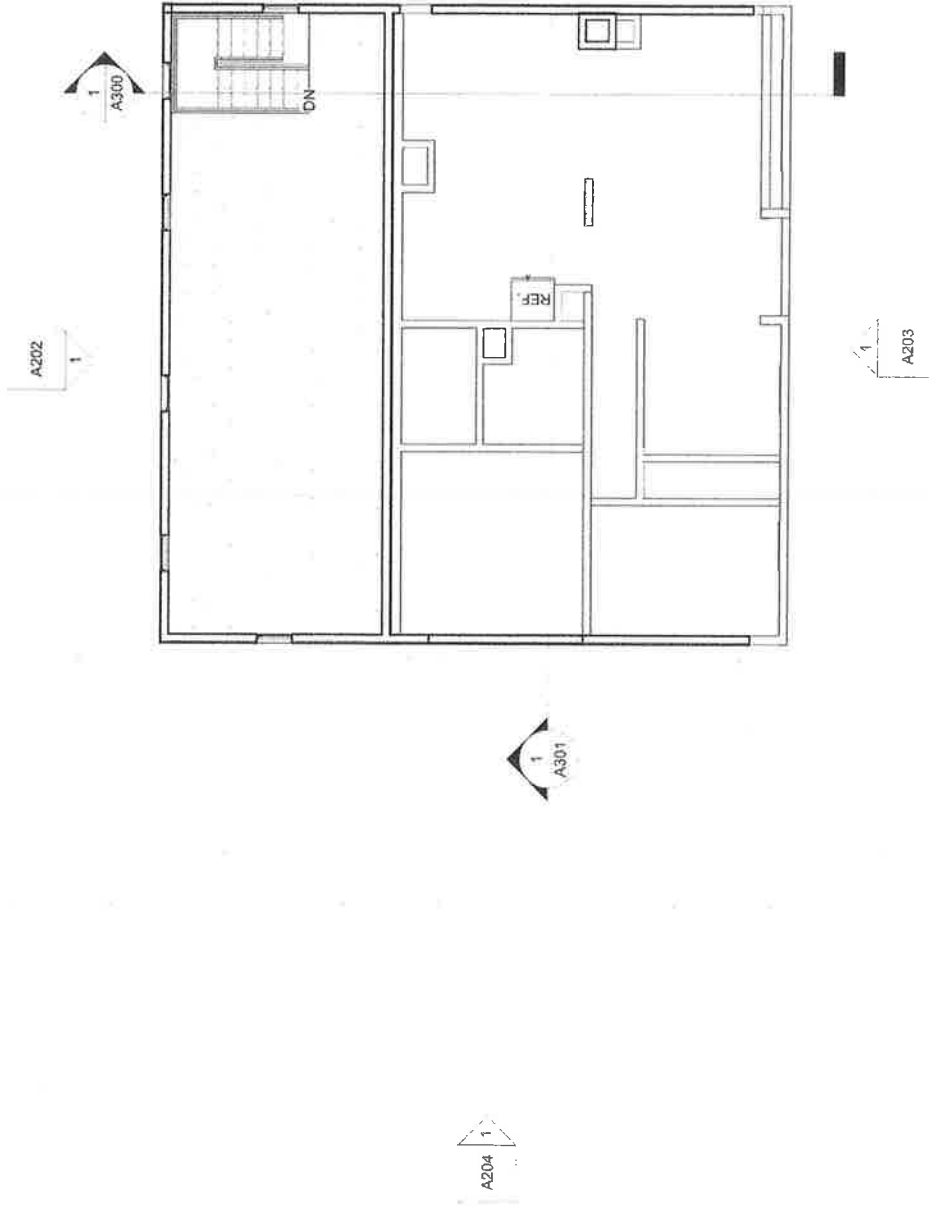
Checked by

Checker

A102

Scale 1/8" = 1'-0"

ADDITION -2nd Floor



SECOND FLOOR ADDITION

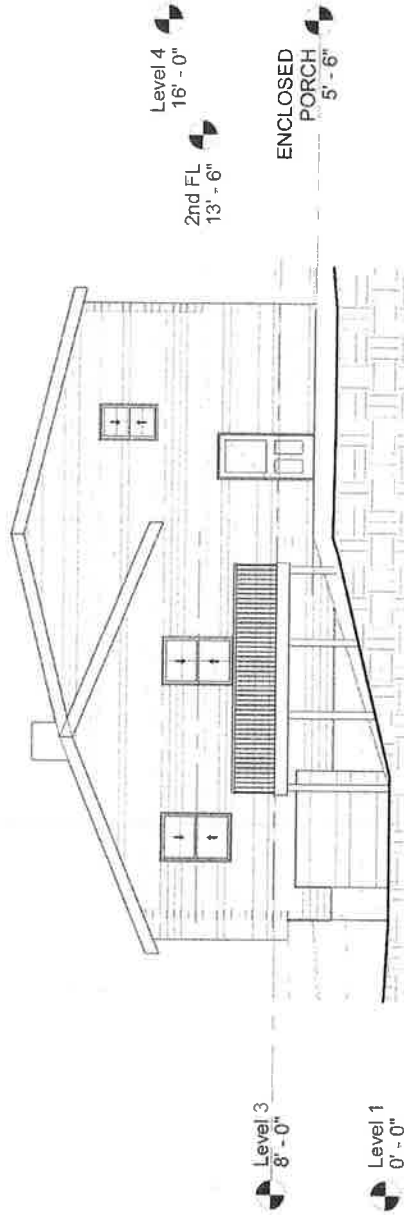
1 Muryan Road, Putnam, CT

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"

