

Zoning Board of Appeals Hybrid Meeting
April 16, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Regular Meeting:

Review minutes of the March 19, 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 May 21, 2024 meeting.

Adjournment.

Topic: ZBA Zoom Meeting
Time: Apr 16, 2024 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us06web.zoom.us/j/88051658511?pwd=ZdVoCvEKs6vTDi2rY9Vsa8eK5tBUfC.1>

Meeting ID: 880 5165 8511
Passcode: 4k0ZXj

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

Meeting ID: 880 5165 8511
Passcode: 054951

Find your local number: <https://us06web.zoom.us/u/kiwmOyDYc>

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

Present: Joseph Nash-Chairman, Scott Zadora, Glenn Godley

Absent: Robert Greene, Mike Bogdanski

Agenda:

The public hearing was continued 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. Rainely Phonesavanh reviewed his plans with the Board. Brue Fitzback explained that when applicant was applying for a Building Permit when it was discovered the house was built within the setback area. By adding the second floor directly on top of what is in existence it would encroach on the setback area. Motion by Glenn Godley to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the February 20, 2024, meeting.

Motion by Scott Zadora to accept the minutes, second by Glenn Godley. ALL WERE IN FAVOR.

Correspondence:

Public Participation:

New Business:

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

The Board explained to the applicant that 4 votes were required to act on an application and with only 3 members present they would not be acting on his application.

Motion by Glenn Godley to table Appeal # 2024-002 to the April 16, 2024 meeting, second by Scott Zadora. ALL WERE IN FAVOR

Other Business:

Accepting of New Applications for public hearing for the April 16, 2024, meeting. None

Motion by Scott Zadora to adjourn at 7:12 P.M., second by Glenn Godley. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes haven't 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.

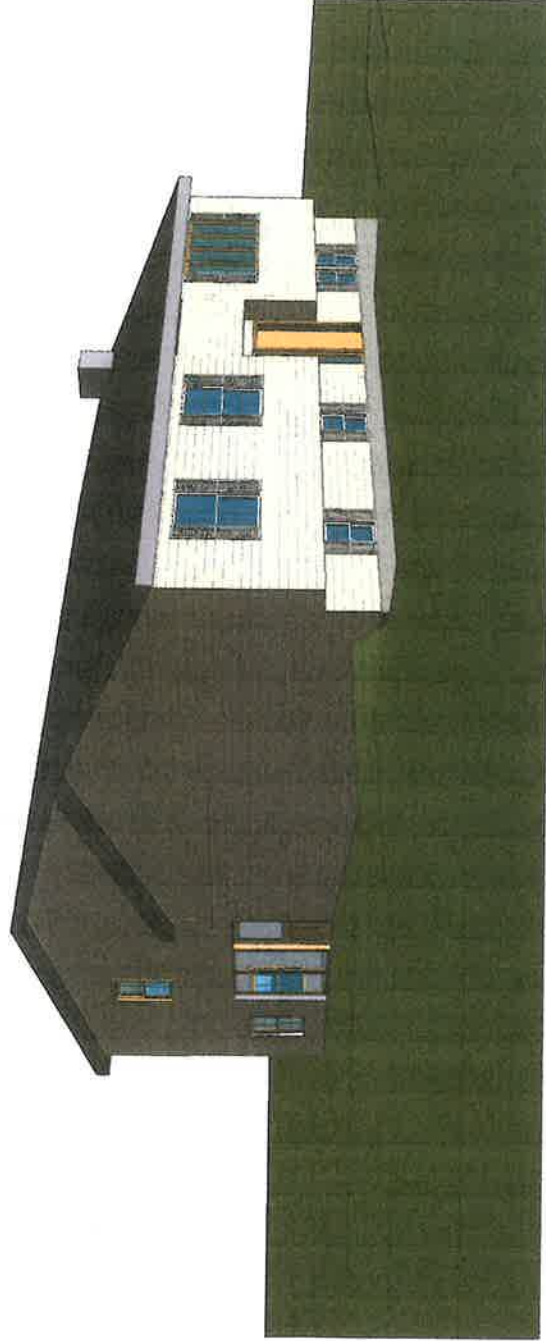
Sincerely,

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										
Exterior Wall 2: 03		Gable/Hip								
Roof Structure: 03		Asphalt								
Interior Wall 1: 05		Drywall/Sheet								
Interior Wall 2: 14		Carpet								
Interior Flr 1: 02		Oil								
Interior Flr 2: 05		Hot Water								
Heat Type: 03		Central								
AC Type: 03		3 Bedrooms								
Total Bedrooms: 2										
Total Half Baths: 0										
Total Xtra Fixtrs: 0										
Total Rooms: 6										
Bath Style: 02		Average								
Kitchen Style: 02		Average								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			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
FPL1	Fireplace	B	1	5000.00	2009		90		0.00	4,500
BGR	Basemnt gara	B	1	1600.00	2009		90		0.00	1,400





SECOND FLOOR ADDITION

1 Munyan Road, Putnam, CT

3D VIEW

Project number 2303

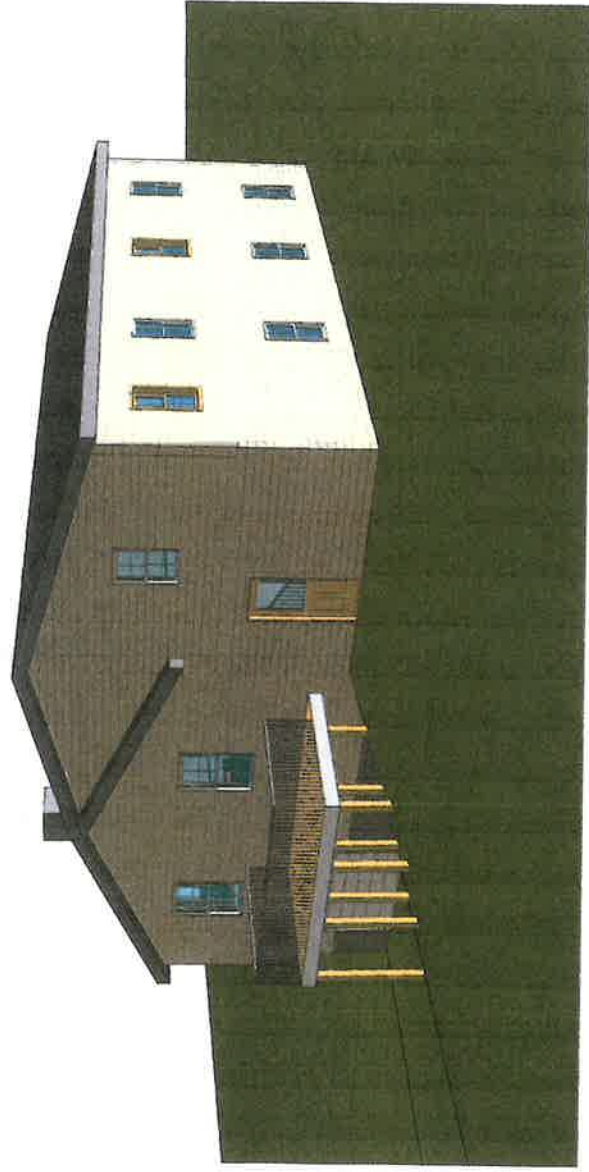
Date Issue Date

Drawn by Author

Checked by Checker

Scale

A100



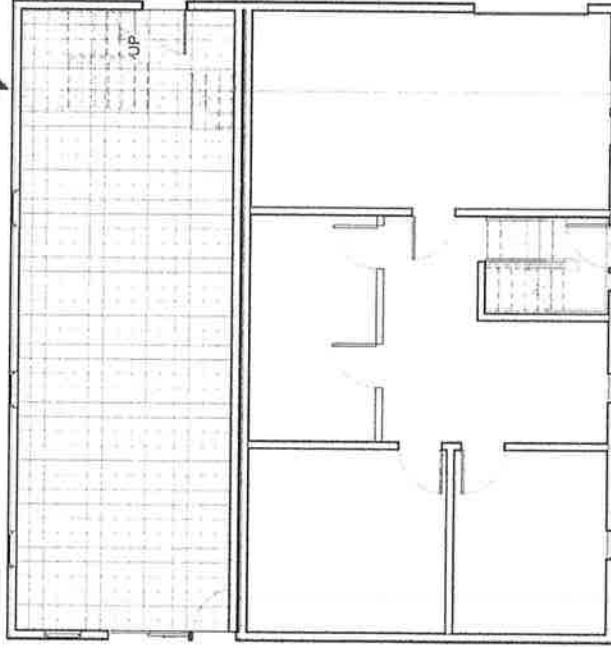
SECOND FLOOR ADDITION

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

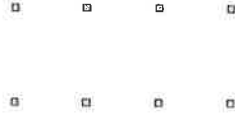
A202



A204



A201



A203

SECOND FLOOR ADDITION

1 Munyan Road, Putnam, CT

ENCLOSED PORCH

Project number 2303

Date Issue Date

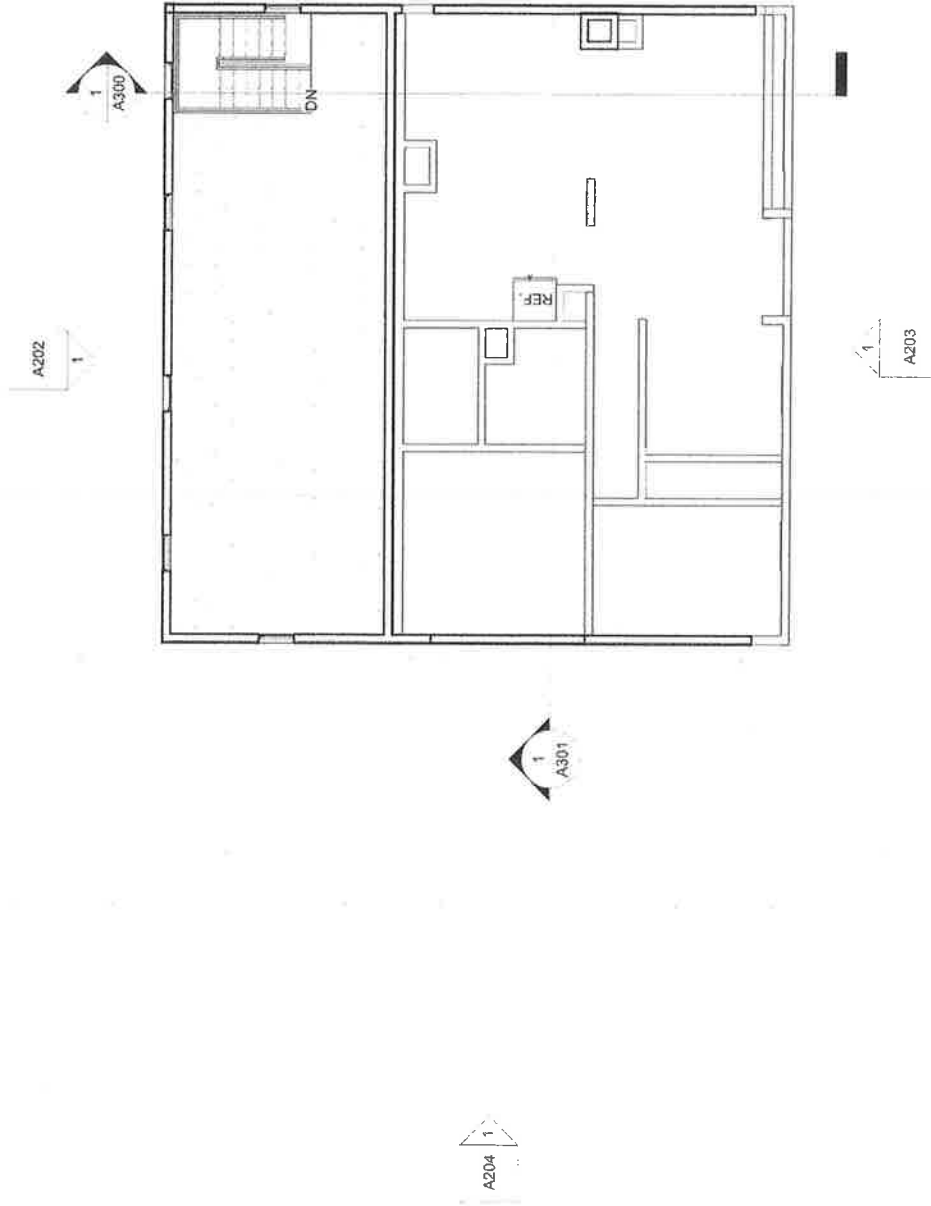
Drawn by Author

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

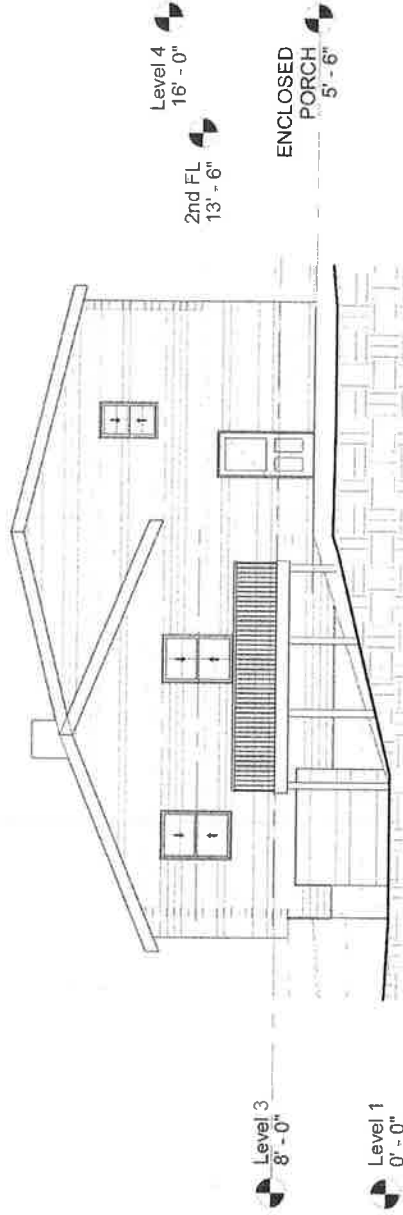
Date Issue Date

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

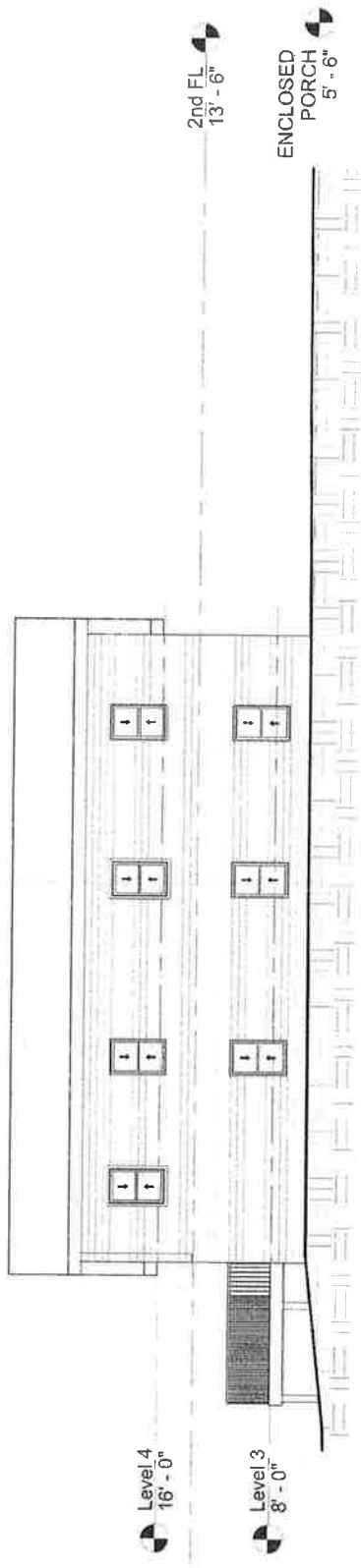
Issue Date

Drawn by Author

Checked by Checker

A202

Scale 1/8" = 1'-0"

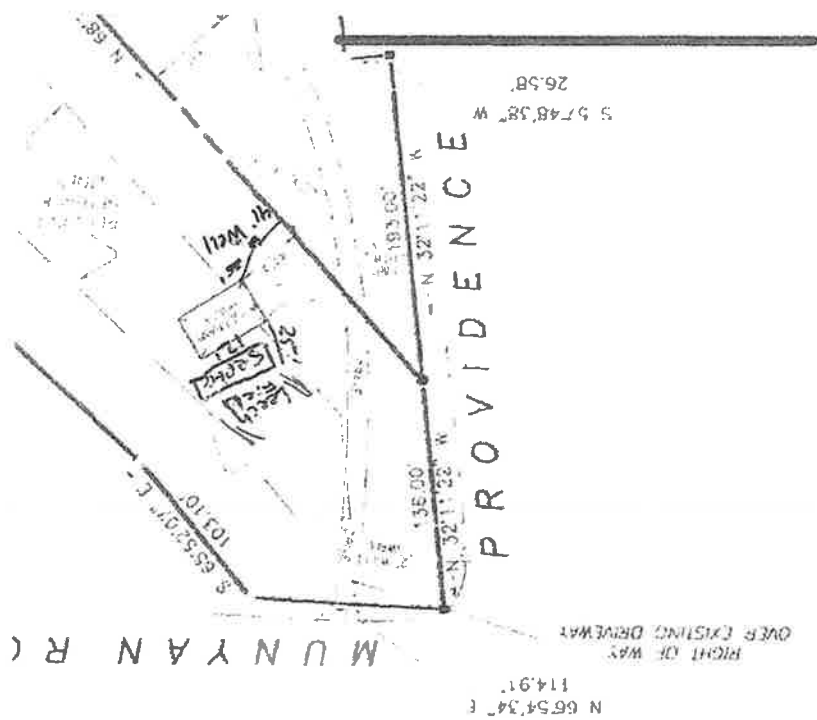


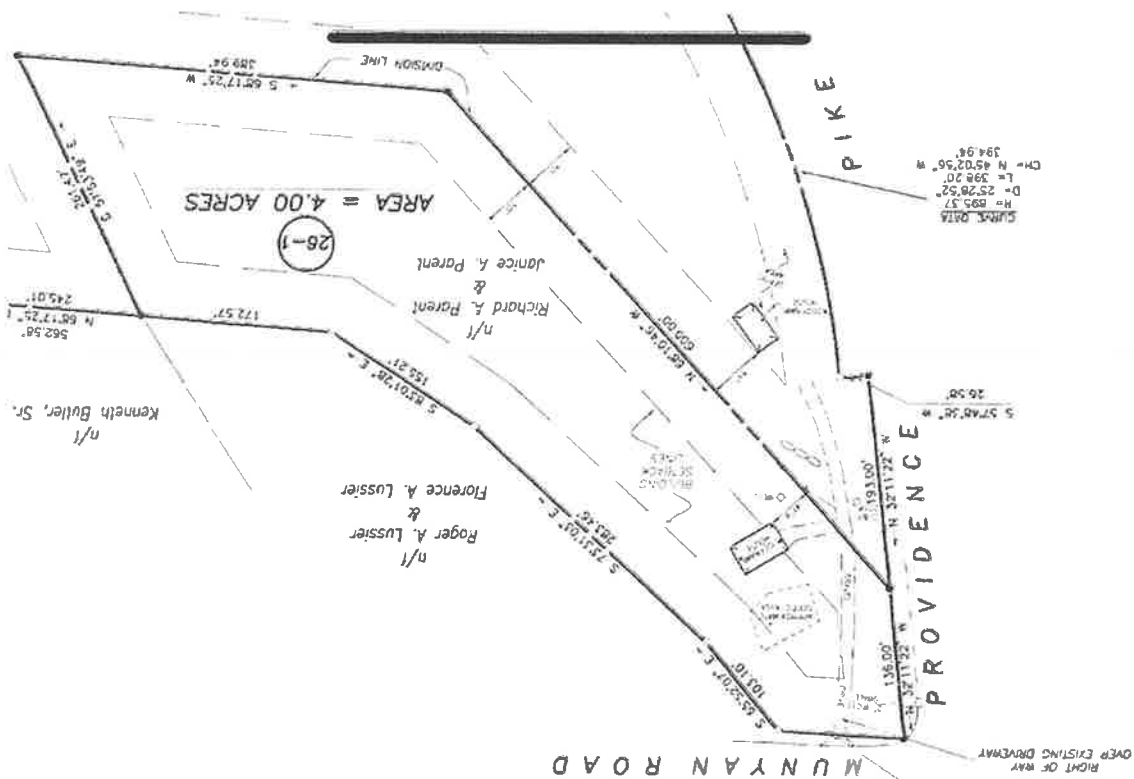
Level 4
16' - 0"

Level 3
8' - 0"

2nd FL
13' - 6"

ENCLOSED
PORCH
5' - 6"





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

5 57°48'56" W
 26.50'

PROVIDENCE
 N 32°11'22" W
 136.00'

RIGHT OF WAY
 OVER EXISTING DRIVEWAY
 N 66°54'34" E
 114.91'



