

Zoning Commission Hybrid Meeting
May 15, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda

Public Hearing on Docket # 2024-02 David Perron request for a special permit for the keeping of livestock in accordance with Section 414 of the Town of Putnam Zoning Regulations. Property located at 59 Sunnyside Avenue, Town Assessors Map 011, Lot 188, Zoned R-7.

Regular Meeting:

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

Correspondence:

Unfinished Business:

New Business: VOTE REQUIRED

Docket # 2024-02 David Perron – Special Permit – Keeping of Livestock

Other Business:

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

Adjournment.

Topic: Putnam Zoning Zoom Meeting

Time: May 15, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86800336309?pwd=IzrsXbpXQDpxR0Pb2ocZGGAxTQoy1m.1>

Meeting ID: 868 0033 6309

Passcode: 1Am2hb

Join by Phone

- +1 929 205 6099 US (New York)

Meeting ID: 868 0033 6309

Passcode: 849151

Find your local number: <https://us06web.zoom.us/j/86800336309>

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

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

Opened public Hearing on Docket # 2024-01 Dorothy H. Miller requests for a Home Occupation Permit for a home baking business used for a Cottage Food Operator permit from the State of Connecticut. Property located at 110 Prospect Street, Town Assessors Map 16, Lot 13, Zoned R-10. Dorothy Miller reviewed her plans with the Commission and the regulations from the State that she would need to adhere to. Motion by Lisa-Jean Clifford to close the public hearing at 7:05, second by Douglas Taylor. ALL WERE IN FAVOR

Agenda:

Regular Meeting:

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

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

Correspondence:

Unfinished Business:

New Business: VOTE REQUIRED

Docket # 2024-01 Dorothy H. Miller – 110 Prospect Street – Home Occupation

Motion by Liz Thompson to approve, second by Douglas Taylor. ALL WERE IN FAVOR

Other Business:

David Perron-Special Permit keeping of livestock.

Motion by Lisa Jean to accept the application for public hearing on May 15, 2024, second Nick Huston. ALL WERE IN FAVOR.

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

Bruce Fitzback handed out copies of the proposed text amendments and reviewed with the Commission members.

Liz Thompson questioned the setback of 150 feet from the property line for kennels expressing concerns and suggesting increasing the setback. Motion by Douglas Taylor to keep the 150 feet, second by Lisa-Jean Clifford. Patricia Hedenberg, Douglas Taylor, Lisa-Jean Clifford, and Nick Huston voted in favor. Liz Thompson voted in opposition.

Motion by Nick Huston to accept the proposed text amendments for public hearing on June 19, 2024, second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Douglas Taylor to adjourn at 7:27 P.M., second by Nick Huston. 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.



TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Other, _____

Docket No. 2024-02
Date 3-27-2024
Fee: 160.00 PAID Jul
Amount - Check No. _____

- 1.) Name of Applicant: David Perron
Address, Telephone No., & Email Address 59 Sunnyside Ave Putnam
860-933-4086 Allied.waste.perron@GMAIL.COM
- 2.) Owner of Land Edward & Caroline + David Perron
Address, Telephone No., & Email Address 59 Sunnyside Ave Putnam
860-933-4086 Allied.waste.perron@GMAIL.COM
- 3.) Location of Property 59 Sunnyside Ave Zone R-7
Street Address _____
- Assessor's Map No. 011 Lot No. 188

- 4.) State the nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

(6) Chicken Hens and placing of Coop on the property
+ chicken Run attached to Coop they are both going to
be inside the Fence in area

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

David Perron 3-27-24
Signature of Applicant Date

Date Accepted _____
Date Rejected _____

Signature of Chairperson Date

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	09 01 09 09 2 1 11 14 03 03 03 12 09 02 06 01 04 2 1 0 8 02 02	Victorian Residential B- 2 Stories Clapboard Wood Shingle Gable/Hip Asphalt Plastered Hardwood Pine/Soft Wood Oil Steam None 4 Bedrooms 8 Rooms Average Average					
				CONDO DATA			
				Parcel Id	C	Owne	S
				Adjust Type	Code	Description	Factor%
				Condo Flr			
				Condo Unit			
				COST / MARKET VALUATION			
				Building Value New		243,876	
				Year Built		1907	
				Effective Year Built		F	
				Depreciation Code			
				Remodel Rating		36	
				Year Remodeled		1	
				Depreciation %			
				Functional Obsol			
				External Obsol			
				Trend Factor			
				Condition			
				Condition %		64	
				Percent Good		156,100	
				RCNLD			
				Dep % Ovr			
				Dep Ovr Comment			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	UB Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade
FGR1	Garage	L 480	28.00	1910	F	30	C
FPL1	Fireplace	B 1	5000.00	1983		64	0.00
PTS	Pellet Stove	B 1	0.00	2023		64	0.00
SHD1	Shed	L 480	14.00	2016	E	90	C
FGR1	Garage	L 432	28.00		G	75	C
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,275	1,275		76.19	97,140	
FOP	Open Porch	0	0	202	19.24	3,886	
FSP	Porch, Screen	0	0	66	19.62	1,295	
FUS	Finished Upper Story	1,293	1,293		64.76	83,731	
UAT	Attic, Unfinished	0	0	1,245	11.44	14,247	
UBM	Basement, Unfinished	0	0	1,275	15.24	19,428	
Tot Gross Liv / Lease Area		2,568	5,356			219,727	



May 7, 2024

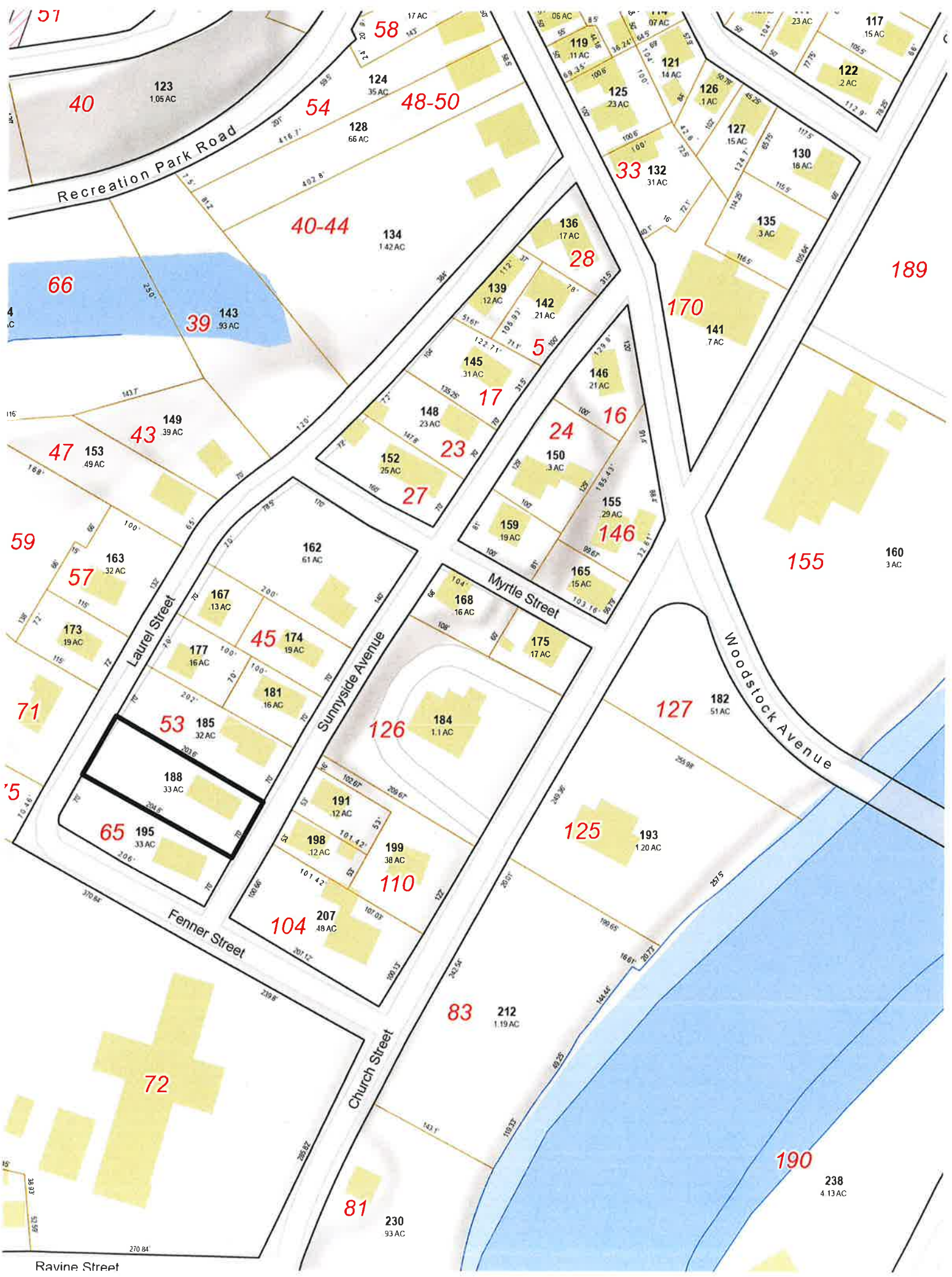
Dear Abutting Property Owner,

The Town of Putnam Zoning Commission will hold a hybrid meeting on Wednesday May 15, 2024, at 7:00 P.M at the Municipal Complex in Community Room 201 located on the second floor. A public hearing will be held on the following:

Docket # 2024-02 David Perron request for a special permit for the keeping of livestock in accordance with Section 414 of the Town of Putnam Zoning Regulations. Property located at 59 Sunnyside Avenue, Town Assessors Map 011, Lot 188, Zoned R-7.

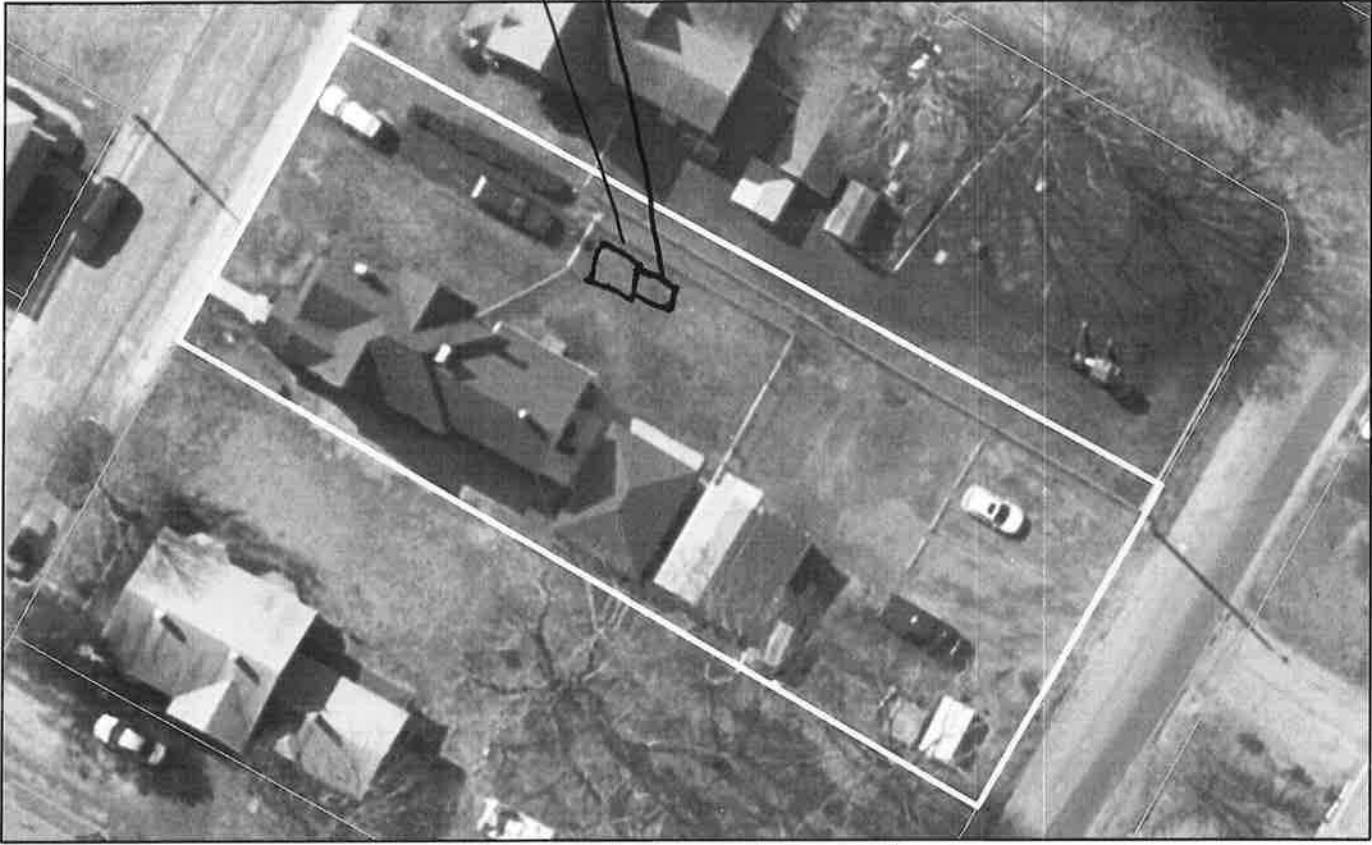
Zoom meeting information will be available on the Town of Putnam website @putnamct.us prior to the meeting.

Owner Name	Co_Owner Name	Owner Address
CAMPBELL PHYLLIS E & ASHLEY R		65 SUNNYSIDE AVE
DELSANTO COLLIN ROBERT JAMES		49 SUNNYSIDE AVE
ISABEL INTERCONTINENTAL LLC		1429 ROUTE 169
KEENAN SAMANTHA		53 SUNNYSIDE AVE
LUTZEN CHARLES A III		110 CHURCH ST
PATRICIA GORDON LIVING TRUST AGREEMENT		60 SUNNYSIDE AVE
PERRON EDWARD J CAROLINE A & DAVID CHRISTIAN		59 SUNNYSIDE AVE
RYAN JEAN M & DANIEL J SR		45 SUNNYSIDE AVE
TREBOR REALTY LLC		104 CHURCH ST



CHICKEN
COOP
RUN

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



1 inch = 30 Feet

59 Sunnyside Ave
Putnam, CT

www.cai-tech.com



March 26, 2024