

Zoning Board of Appeals Hybrid Meeting
June 18, 2024, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2024-004 IBIS Putnam LLC request for a variance for an additional sign to be placed closer to the building. Property is located at 62 Providence Pike Unit # 1, Town Assessors Map 026, Lot 007, Zoned HC.

Public hearing on Appeal # 2024-005 Karen Clark request for a side yard variance for the construction of a carport over an existing driveway. Property located at 14 Brown Street, Town Assessors Map 016, Lot 080, Zoned R-7.

Regular Meeting:

Review minutes of the May 21, 2024, meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2024-004 IBIS Putnam LLC – 62 Providence Pike -variance for an additional sign

Appeal # 2024-005 Karen Clark – 14 Brown Street - side yard variance for the construction of carport
over an existing driveway

Other Business: VOTE REQUIRED

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

Adjournment.

Topic: ZBA Zoom Meeting

Time: Jun 18, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82433116627?pwd=stlQ3GR1WBYPdBPW1ZST9l1OQHilZW.1>

Meeting ID: 824 3311 6627

Passcode: 9SYiCi

By Phone

+19292056099 US (New York)

Meeting ID: 824 3311 6627

Passcode: 108751

Find your local number: <https://us06web.zoom.us/j/kquMGo5KA>

Zoning Board of Appeals Hybrid Meeting Minutes
May 21, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call: Joseph Nash-Chairman, Scott Zadora, Mike Bogdanski, Glenn Godley
Absent: Robert Greene

Agenda:

Opened the public hearing on Appeal # 2024-003 David Perron request for variances for rear yard, front yard, and side yard setbacks 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. David Perron and Caroline Perron were present. Bruce Fitzback explained that the applicant currently has a fenced in yard but does not meet the setback requirements for the keeping of the livestock regulations i.e., one of the requirements is the placement of the coop's location of 35 feet from the property line whereas the lot is only 70' wide. The applicant stated he would have 6 chickens. Motion by Mike Bogdanski to close the public hearing, second Scott Zadora. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the April 16, 2024, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Scott Zadora. ALL WERE IN FAVOR

Correspondence Received:

Letter from Robert Fournier owner and operator of Trebor Realty LLC & Gilman Valade LLC in support of Appeal # 2024-003.

Public Participation: None

New Business:

Appeal # 2024-003 David Perron – Side, rear and front yard variances keeping of livestock (chickens).

Motion by Mike Bogdanski to approve, second by Glenn Godley. ALL WERE IN FAVOR

Other Business:

Accepting of New Applications for public hearing for the June 18, 2024, meeting.

IBIS LLC – Variance for additional signage – 62 Providence Pike Unit # 1

Motion by Mike Bogdanski to accept the application for public hearing on June 18, 2024, second by Scott Zadora. ALL WERE IN FAVOR

Karen Clark – 14 Brown Street – Variance for placement of carport over existing driveway.

Motion by Mike Bogdanski to accept the application for public hearing on June 18, 2024, second by Glenn Godley. ALL WERE IN FAVOR.

Motion by Mike Bogdanski to adjourn at 7:22 P.M., second by Scott Zadora. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

These minutes have not been reviewed by the Commission and will be placed on their next meeting agenda.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2024-004

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 5.14.2024
FEE: 160.00 3492
Amount Check #

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

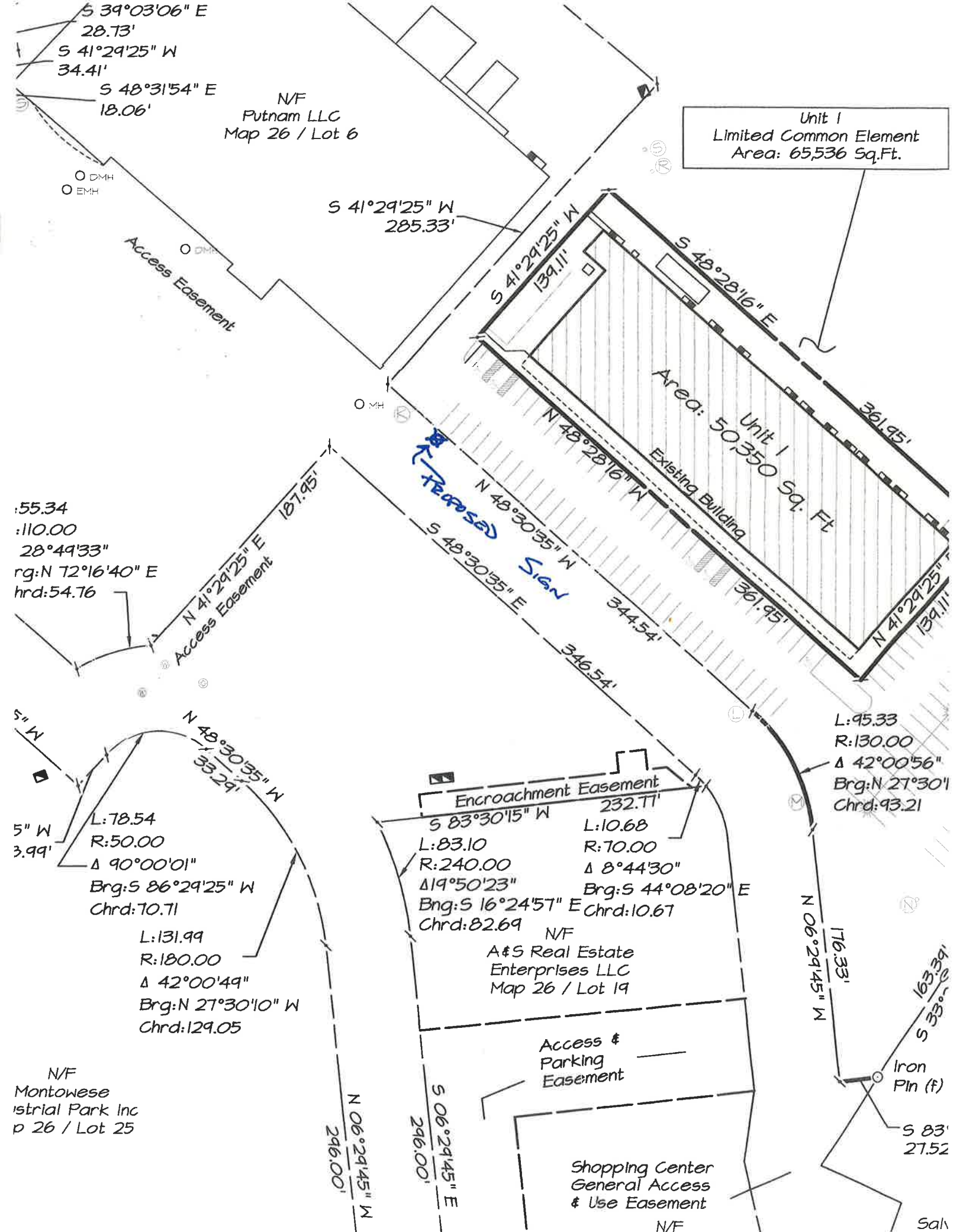
- 1.) NAME OF APPLICANT: IBIS PUTNAM LLC
ADDRESS & TELEPHONE NO. 786 235-8267 62 Providence Pike #1
- 2.) OWNER OF LAND IBIS PUTNAM LLC
ADDRESS 62 Providence Pike #1
- 3.) PREMISES LOCATED AT: MAP 26 LOT 002 STREET CARD NO.
- 4.) ZONE Gm AREA OF LOT 20' x 12' FRONTAGE 60'
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

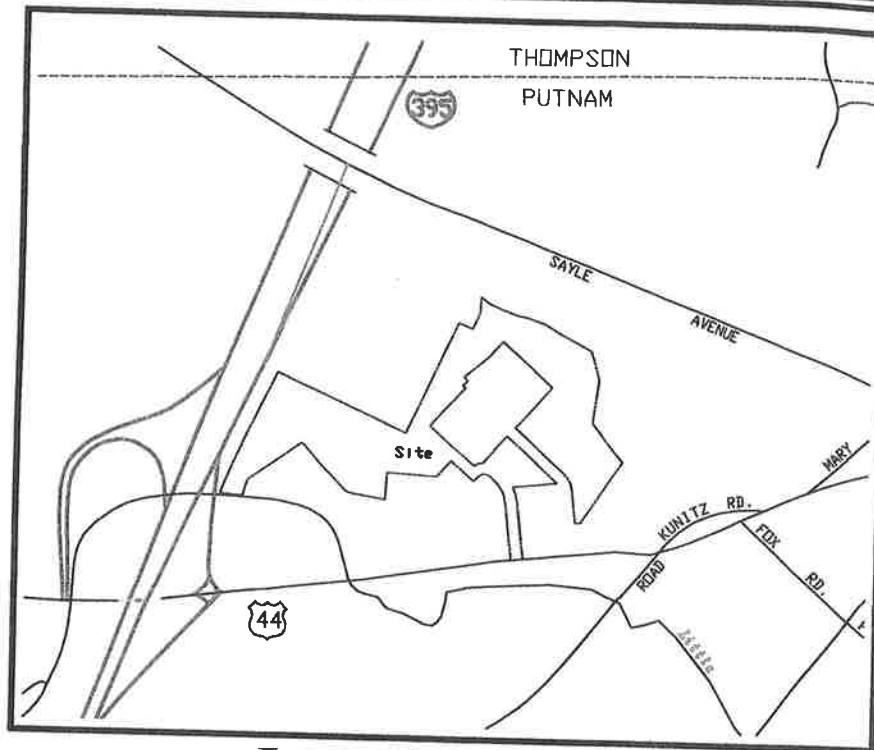
- SECTION 602 - SIGNS / K.2 SIGN & SIGNAGE CONTROL
- REQUESTING AN ADDITIONAL ONE CORNER FREE STANDING SIGN IDENTIFYING THE USE: SIGN SIZE AS PERMITTED BY ZONING
- DO TO THE DISTANCE FROM THE EXISTING FREE STANDING SIGN TO THE BUILDING, WE WOULD BE REQUESTING THE ADDITIONAL SIGN BE CLOSER TO THE BUILDING

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

 5.15.24
SIGNATURE OF APPLICANT' DATE





Location Map

SCALE



1" = 1000 FT

S 18°56'56" E
63.44'

S 16°00'04" E
83.56'

S 01°12'40" W
19.70'

N/F

Sean & Michael Putnam LLC
Map 26 / Lot 8

MAP REFERENCE:

1. ALTA/ASCM Land Title Survey Prepared for LNR PARTNERS, LLC, Lot 4, 50 & 62 Providence Pike A/K/A CT. Route 44 & I-395, Putnam, Connecticut, Date: October 2015, Scale 1"= 100'
2. Boundary Survey Prepared for Sean & Michael Putnam LLC, 88 Providence Pike, Putnam, Connecticut, Date: June 2022, Scale 1"= 50', Prepared by: Archer Surveying LLC
3. Right of Way Survey, Town of Putnam, Map Showing Land Acquired From Putnam Parkade, Inc by The State of Connecticut, Department of Transportation, Connecticut Route 44, Scale 1"=40', Putnam, Connecticut, Date July 2002, Prepared by: Messier & Associates
4. Perimeter Survey Prepared for J R & R II, LLC, 44 Providence Road, Putnam, Connecticut, Date: September 2017, Scale 1"= 50', Prepared by: Archer Surveying LLC

S 02°59'01" W
25.52'

108.81'
S 07°30'43" W
S 38°03'44" W

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2024-005

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 5-20-2024
FEE: 160.00 2508
Amount Check #

- ☒ 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: Karen A. Clark
ADDRESS & TELEPHONE NO. 14 Brown St. Putnam, Ct 06260 1-860-481-5777
2.) OWNER OF LAND Karen A. Clark
ADDRESS 14 Brown St. Putnam, Ct 06260
3.) PREMISES LOCATED AT: MAP 016 LOT 080 STREET CARD NO. N/A
4.) ZONE R-7 AREA OF LOT .210 FRONTAGE 77.68 (TAX MAP)

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

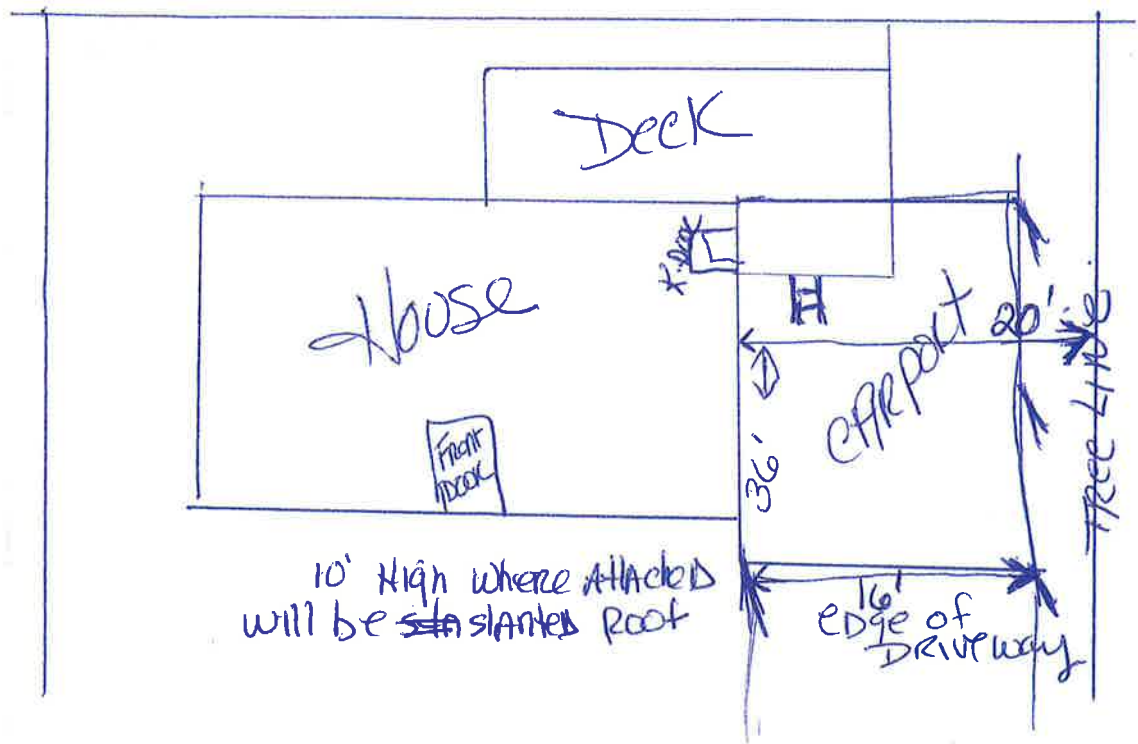
I AM Requesting a variance from the zoning ordinance to build an attached carport on my home. I have two reasons for wanting this. First and most important is my mother who lives with me. She is 93 and uses a walker. The carport would protect her from the elements and from the trees debris that falls from the trees on the border of my property. It gets very slippery when it rains. Second, it would also protect my car from the elements, and the sap from the trees. My car and driveway are constantly covered from debris. I hope that you will consider my request. Attached is drawing with measurements for carport.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____

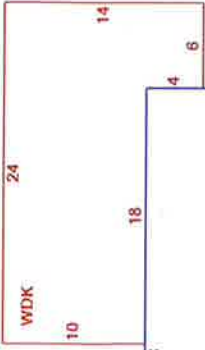
Karen A. Clark
SIGNATURE OF APPLICANT DATE



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	11	C			
Stories:	1	1 Story			
Occupancy	1	Vinyl Siding			
Exterior Wall 1	25				
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	23	Laminate			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			



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
SHD3	Shed Metal	L	112	0.00	1977	F	30	C	1.00	0
SHD1	Shed	L	256	14.00	2006	A	50	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	456	105.67	96,371
FBM	Basement Finished	0	456	456	47.51	21,662
UBM	Basement, Unfinished	0	456	264	21.09	9,616
WDK	Deck, Wood	0	264	264	10.41	2,747
Ttl Gross Liv / Lease Area		912	2,088			130,396



