

Zoning Commission Hybrid Meeting Minutes
June 19, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

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

Agenda

Opened public hearing on Docket # 2024-03 Town of Putnam request for text amendments to Sections 301,304,305,407,412, and 714 of the Town of Putnam Zoning Regulations. Copies of the proposed text amendments are available for review in the Land Use Office. A brief discussion took place as they were amendments proposed by the Commission. Motion by Nick Huston to close the public hearing, second by Douglas Taylor ALL WERE IN FAVOR.

Opened public hearing on Docket # 2024-04 Lisa M. Audette request for a special permit to operate a day care center in accordance with Section 304 "Schedule of Uses and Districts" Table 111-1. Property located at 17B Kennedy Drive, Building 1, Town Assessors Map 019, Lot 076, Zoned M/OD. Lisa Audette was present via zoom. The hours of operation would be Monday – Friday 7:30-4:45. The drop off time would be from 7:30-8:30 which would be the busiest time of the day. There will be a 4' black coated fence in a grassed area located to the right side of the building. The fenced in area would attach to the building with the only access being from the building. When addressing the capacity, the State of CT licensing division would regulate it. She is estimating the State of Ct would allow 65 children based on her other 2 day cares she owns in Thompson but would not know that until they visited the site. She spoke of having 48 children. The children will range in age from 0-5 years with half being under the age of 2. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the May 15, 2024 meeting.

Motion by Douglas Taylor to accept, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Correspondence: None

Unfinished Business: None

New Business:

Docket # 2024-03 – Zoning Commission - Text Amendments

Motion by Nick Huston to approve, second by Douglas Taylor. ALL WERE IN FAVOR

Shannon & Neal Ferri abutting property owners at 97 Park Street were present via zoom and wanted to state their concerns regarding the proposed day care.

Motion by Douglas Taylor to re-open the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Shannon Ferri questioned the number of children that could be located at the day care as the State of CT regulates it and she could eventually have more than the 48 children. Her property sits where she would be looking down at the day care. The other day care is located a distance away and she can hear the children when they are outside. Lisa Audette explained that the outside play time children would be from 9:30-10:30 in the morning and 3:00-4:00 in the afternoon with no more than 8-10 children at one time. Shannon Ferri questioned the traffic flow in the parking lot and the distance from her back door to the daycare. Bruce Fitzback measured the distance to the property line which would be 60 feet. Lisa Audette would be putting up shade coverings and landscaping as she is also concerned about the kids being seen visually. Lisa Audette stated there is an existing entrance and exit for drop off and pick up times which move very quickly. Patrica Hedenberg asked Shannon Ferri if her concerns had been addressed and she replied yes. Motion by Lisa-Jean Clifford to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Docket # 2024-04 - Lisa M. Audette - Day Care – 17B Kennedy Drive, Building 1

Motion by Douglas Taylor to approve the Day Care located at 17B Kennedy Drive Building 1, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing on July 17, 2024 None

Motion by Douglas Taylor to adjourn at 7:35 P.M., second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted and will be placed on the Commission's next meeting agenda for review.