



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Planning Commission Special Meeting

June 24, 2024 6:00 P.M.

Conference Room 201 2nd Floor

Agenda:

Call to Order & Roll Call:

Regular Meeting:

Review minutes of the May 28, 2024 special meeting. VOTE REQUIRED

Correspondence:

Public Participation:

Unfinished Business:

New Business: VOTE REQUIRED

Strategic Commercial Realty Inc. DBA Rawson Materials- subdivision amendment of a contingently approved
15 Lot Subdivision of Quinebaug Regional
Technology Park

Other Business:

Comments By Commissioners:

Adjournment

Topic: Planning Commission Zoom Meeting

Time: Jun 24, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82331813778?pwd=dlfYrlgGLur61NjaaignMwyvd0doZe.1>

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TOWN OF PUTNAM

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200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Planning Commission Special Meeting Minutes

May 28, 2024 6:00 P.M.

Conference Room 201 2nd Floor

Present: Edward Briere-Chairman, Warren Salvas, Marnie Ciquera, Patricia Gilman

Absent: Robert Greene

Opened public Hearing on Application # 2024—01 Judy M. and Justin C. White request for a 1-lot re-subdivision for property located at 271 Elmwood Hill Road, Town Assessors Map 030, Lot 005, Zoned Agricultural-2. Bruce Fitzback reviewed the plans with the Commission explaining that the original subdivision map stated this lot was not a building lot. However, years ago it had received rear lot approval and a building permit was issued. Receiving rear lot approval did not make it a building lot. The homeowner recently lost his home due to a fire and is now filing for a building permit to rebuild. In doing his review he saw the notation on the subdivision map and the application was to make it a buildable lot and correct an error from April of 1988 when the original building permit was issued. Motion by Marnie Ciquera to close the public hearing, second by Patricia Gilman. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the April 22, 2024 meeting.

Motion by Warren Salvas to accept as presented, second by Patricia Gilman. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

Unfinished Business: None

New Business:

Application # 2024-01 Judy M. & Justin C. White – 1 lot re-subdivision – 271 Elmwood Hill Road

Motion by Patricia Gilman to accept as presented application 2024-01 for Judy and Justin White re-subdivision for 1 lot located at 271 Elmwood Hill Road, second by Marnie Ciquera. ALL WERE IN FAVOR

Strategic Commercial Realty Inc. - Extension of 15 Lot Re-Subdivision Phase 2 of Quinebaug Regional Technology Park

Bruce Fitzback explained that the extension was for 3 years. Madelyn Smith was present via zoom on behalf of Strategic Commercial Realty Inc. updating the Commission on the progress being made at the site. Patricia Gilman questioned Bruce Fitzback on the number of years of the extension. Bruce Fitzback confirmed it was for 3 years. Motion by Patricia Gilman to grant the extension for 3 years, second by Marnie Ciquera. ALL WERE IN FAVOR.

Other Business:

Comments By Commissioners: None

Motion by Warren Salvas to adjourn at 6:17 P.M., second by Marnie Ciquera. 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 the next meeting agenda



APPLICATION # _____

DATE RECEIVED 6-6-2024

SCHEDULED MEETING DATE 6-24-2024

PLANNING COMMISSION

Check one:

- ☒ APPLICATION FOR SUBDIVISION AMENDMENT
- ☐ APPLICATION FOR SUBDIVISION
- ☐ APPLICATION FOR RE-SUBDIVISION
- ☐ CORRECTION OF AN EXISTING NON-CONFORMANCE

APPLICANT AND ENGINEER

Name of Applicant Strategic Commercial Realty Inc. DBA Rawsom Materials Phone # 860-963-6584

Applicant's Address 58 Pomfret Street, STE 4101, Putnam CT 06260

Engineer _____ Phone # _____

Engineer's Address _____

Owner (if different from applicant) _____

Owner's Address _____ Phone # _____

PROPERTY INFORMATION

Subdivision Name: Quinebaug Regional Technology Park Phase 2

Number of Lots 15 Total Acreage 153.42

Zoning Classification QTP Location 79A Town Farm Road

Assessor's Map # 44 Lot # Portion of Lot 1

Does this plan encompass or is it adjacent to: ☒ Wetlands ☒ Flood Hazard Area ☒ Aquifer

If this application is for a re-subdivision: Original approval date _____ Town Clerk's Map # _____

SUBDIVISION IMPROVEMENTS

Sewage Disposal: _____ Private ☒ Public Drinking Water: _____ Private ☒ Public

IMPROVEMENT LIST

Total length of new street measured at centerline: 2900'

Total length of curbs for new streets: 5900'

Total length of sidewalks for development: 2800'

Total number of catch basins: 28

Total number of manholes:	Drainage: <u>6</u>	Sanitary Sewer: <u>13</u>
Total length of drain pipes:	<u>10"</u> <u>12"</u>	<u>15"</u> <u>257'</u> <u>18"</u> <u>1614'</u>
Other:	Size: <u>24" and 36"</u>	Length <u>24" - 809', 36" - 474'</u>
Total length of water pipes:	<u>6"</u> <u>8"</u>	<u>12"</u> <u>16"</u>
Other:	Size: _____	Length _____
Total length of sanitary sewers:	<u>8"</u> <u>2600'</u> <u>10"</u>	<u>12"</u> <u>15"</u>
Other:	Size: _____	Length _____

Total number of permanent bounds: _____

Approximate cubic yards of rock and ledge excavation: 100,000 CY

Approximate cubic yards of gravel excavation: 50,000 CY

Approximate cubic yards of fill: 50,000 CY (excavated fill)



June 6, 2024

Putnam Planning Commission
200 School Street
Putnam, CT 06260

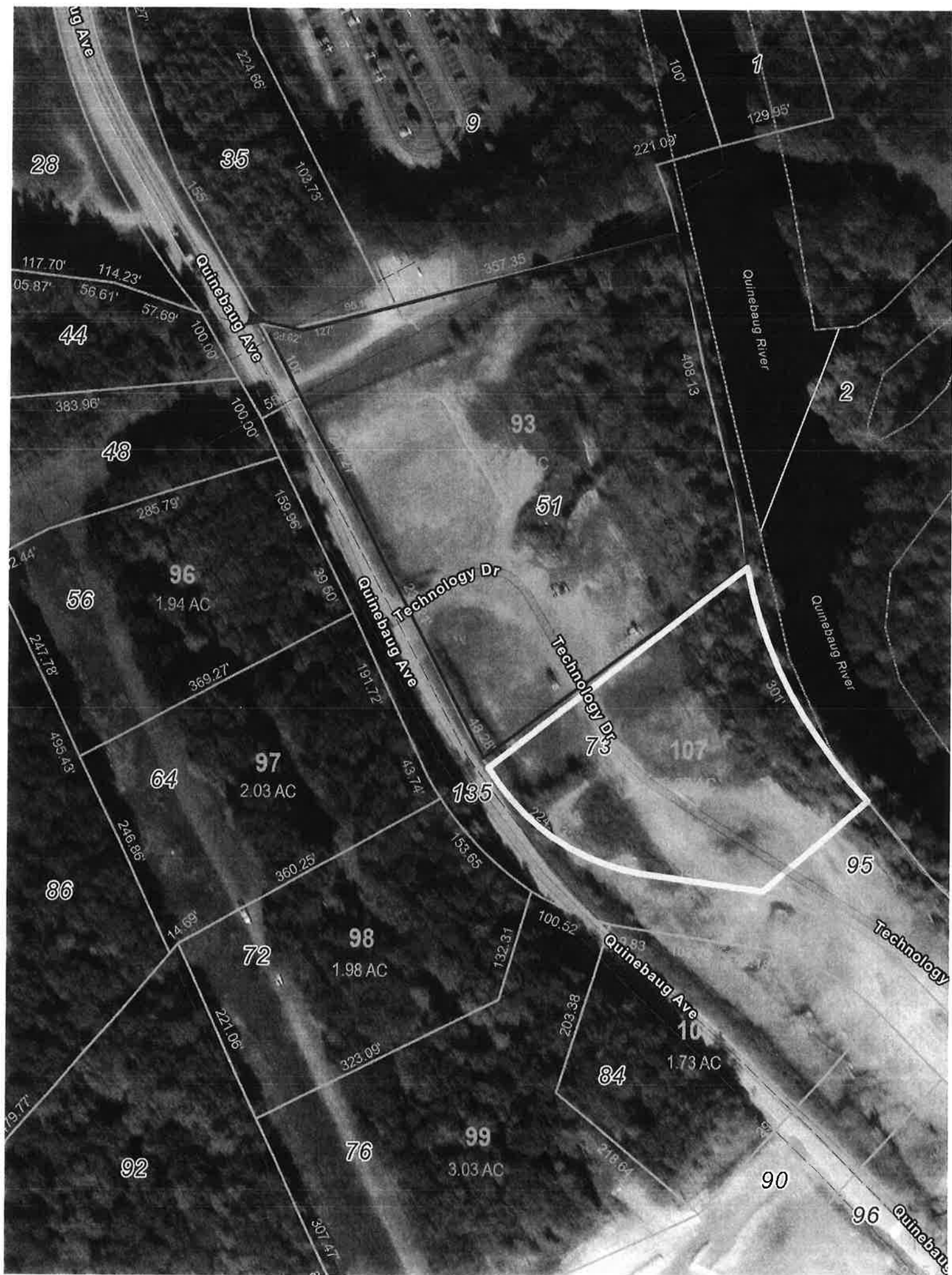
RE: Modification of Contingently Approved Subdivision

Dear Chairman Briere

Strategic Commercial Realty, Inc. DBA Rawson Materials is requesting a Modification of an existing Contingently Approved Subdivision. We would request approval to remove one lot, street number 73 Technology Park Drive, from the subdivision and have it merged with and into a previously existing approved lot, street number 51 Technology Park Drive. All other aspects of the Contingently Approved Subdivision remain in effect.

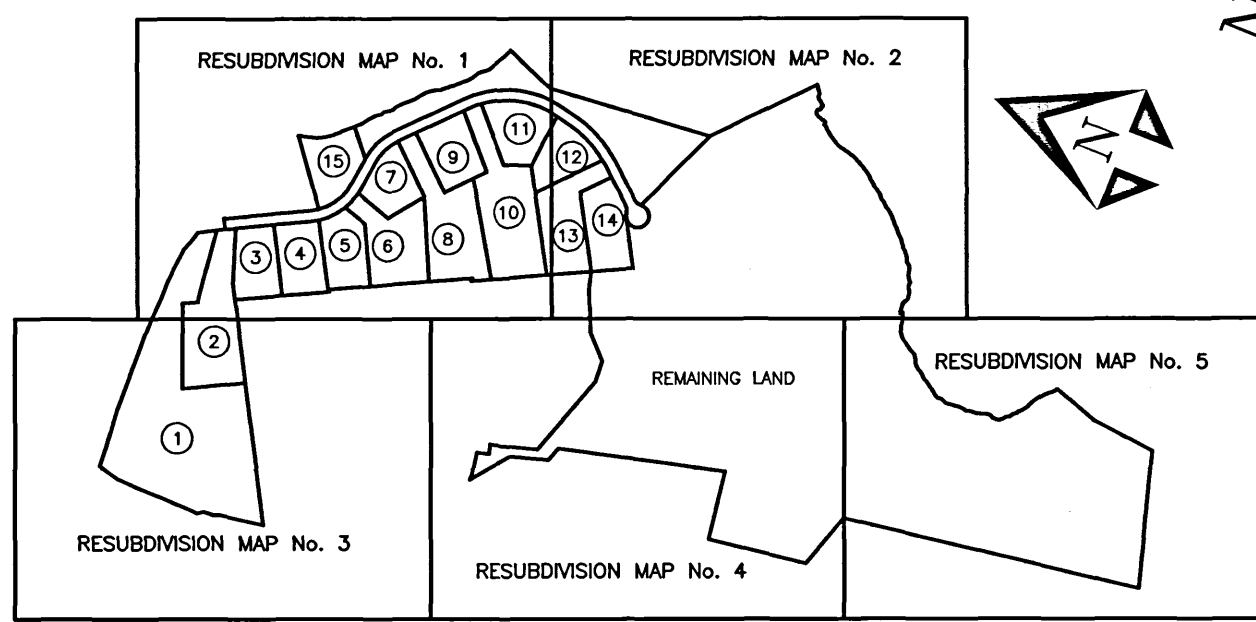
Sincerely,

Madilyn C. Smith
Corporate Counsel & Corporate Secretary
(860) 317-7572 | madilyn.smith@rawsonmaterials.com



MAP REFERENCES:

- "Resubdivision Map - Prepared for - Rowson Materials - Quinebaug Regional Technology Park - Phase 2 - Technology Park Drive & Town Farm Road - Putnam, Connecticut - Scale: 1" = 40' - Dated: October 23, 2018, Revised: March 11, 2019 - Sheet 2 of 3 - Provost & Rovero, Inc."
- "Subdivision Plan - Showing Property of - Franklin L. & Lillian M. Newth - Prepared for - Peter G. & Kelly A. Newth - 86 Town Farm Road - Putnam, Connecticut - Scale: 1" = 80' - Dated: October, 2017 - Sheet 1 of 4 - Messier Survey LLC"
- "Compilation Plan - Showing Property of - Franklin L. & Lillian M. Newth - Prepared for - Peter G. & Kelly A. Newth - 86 Town Farm Road - Putnam, Connecticut - Scale: 1" = 100' - Dated: October, 2017 - Sheets 2-4 of 4 - Messier Survey LLC"
- "Subdivision Plan - Prepared for - Town of Putnam - Quinebaug Regional Technology Park - Putnam, CT - Scale: 1" = 100' - Dated: October, 2013, Revised: November 12, 2013 - J&D Civil Engineers, LLC"
- "Boundary Line Adjustment Plan - Prepared for - Peter G. Newth & Kelly A. Newth - and - Franklin L. & Lillian M. Newth - Town Farm Road - Putnam, Connecticut - Scale: 1" = 100' - Dated: October, 2013 - Messier & Associates, Inc."
- "Boundary Line Adjustment Plan - Prepared for - Samuel R. & Amanda L. Peckham - Franklin L. & Lillian M. Newth - and the Town of Putnam - Town Farm Road - Putnam, Connecticut - Scale: 1" = 50' - Dated: October, 2013 - Messier & Associates, Inc."
- "Property Survey - Property Owned by - Sylvia Hankin Revocable Trust - "The Airline Trail" - Putnam, Connecticut - Scale: 1" = 100' - Dated: March, 2011 - J&D Civil Engineers, LLC"
- "Perimeter Survey - Land to be Conveyed to - Peter G. Newth - by - Franklin L. & Lillian M. Newth - Town Farm Road - Putnam, Connecticut - Scale: 1" = 40' - Dated: August, 2002 - PC Survey Associates, LLC"
- "Subdivision Map - Prepared for - Franklin L. & Lillian M. Newth - Town Farm Road - Putnam, Connecticut - Scale: 1" = 40' - Dated: August, 2002 - PC Survey Associates, LLC"
- "Existing Right of Way - Across a Portion of the Properties of - Franklin L. Newth & Lillian M. Newth - & Wheelabrator Putnam Inc. - Scale: 1" = 20' - Dated: 2000 - Duke Energy Gas Transmission - Conklin & Soroka, Inc."
- "Proposed Right of Way - Across the Property of Franklin L. Newth & Lillian M. Newth - To be Acquired by - Lake Road Generating Company, L.P. - Prepared for - Algonquin Gas Transmission Company - Scale: 1" = 100' - Dated: 1999 - Duke Energy - Conklin & Soroka, Inc."
- "Subdivision Map - Prepared for - Bunker Family Trust - Bunker Family Trust Subdivision - Town Farm Road - Putnam, Connecticut - Scale: 1" = 100' - Dated: July, 1998, Revised: March 19, 1999 - Messier & Associates, Inc."
- "Survey Plan - Prepared for - Mary Chrisovechotis & Frances E. Gobeille, Co-Trustees - and - Franklin L. Newth & Lillian M. Newth - Southerly of Town Farm Road - Putnam, Connecticut - Scale: 1" = 100' - Dated: April 19, 1990 - KWP Associates"
- "Subdivision of Land - Owned by - Franklin L. Newth - Lillian M. Newth - Town Farm Road - Putnam, Connecticut - Scale: 1" = 40' - Dated: September 1, 1986 - Normandin & Associates"
- "Subdivision of Land - Owned by - Franklin L. Newth - Lillian M. Newth - Town Farm Road - Putnam, Connecticut - Scale: 1" = 50' - Dated: November 2, 1977 - Albert L. Fitzback R.L.S."
- "Plan of Land - to be Conveyed by - Franklin L. Newth Et Ux. - to - Samuel R. Peckham - in the Town of Putnam, Conn. - Scale: 1" = 100' - Dated: October 29, 1964 - William W. Pike, Surveyor"



RESUBDIVISION KEY MAP
SCALE: 1" = 1,000'

PROPERTY LINE IS 933'±
ALONG THE QUINEBAUG RIVER

LOT 15
2.069 AC.
(90,136 S.F.)

TOTAL CURVE
L = 273.11'
R = 275.00'
D = 59°54'11"
CH = S 50°06'12" E
262.03'

LOT 7
1.733 AC.
(75,478 S.F.)

TOTAL CURVE
L = 327.74'
R = 330.00'
D = 56°54'11"
CH = N 55°06'12" W
314.43'

LOT 6
3.028 AC.
(131,916 S.F.)

LOT 5
1.980 AC.
(86,244 S.F.)

LOT 4
2.027 AC.
(88,309 S.F.)

LOT 3
1.936 AC.
(84,318 S.F.)

LOT 9
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(89,486 S.F.)

LOT 11
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107 Technology Park Drive

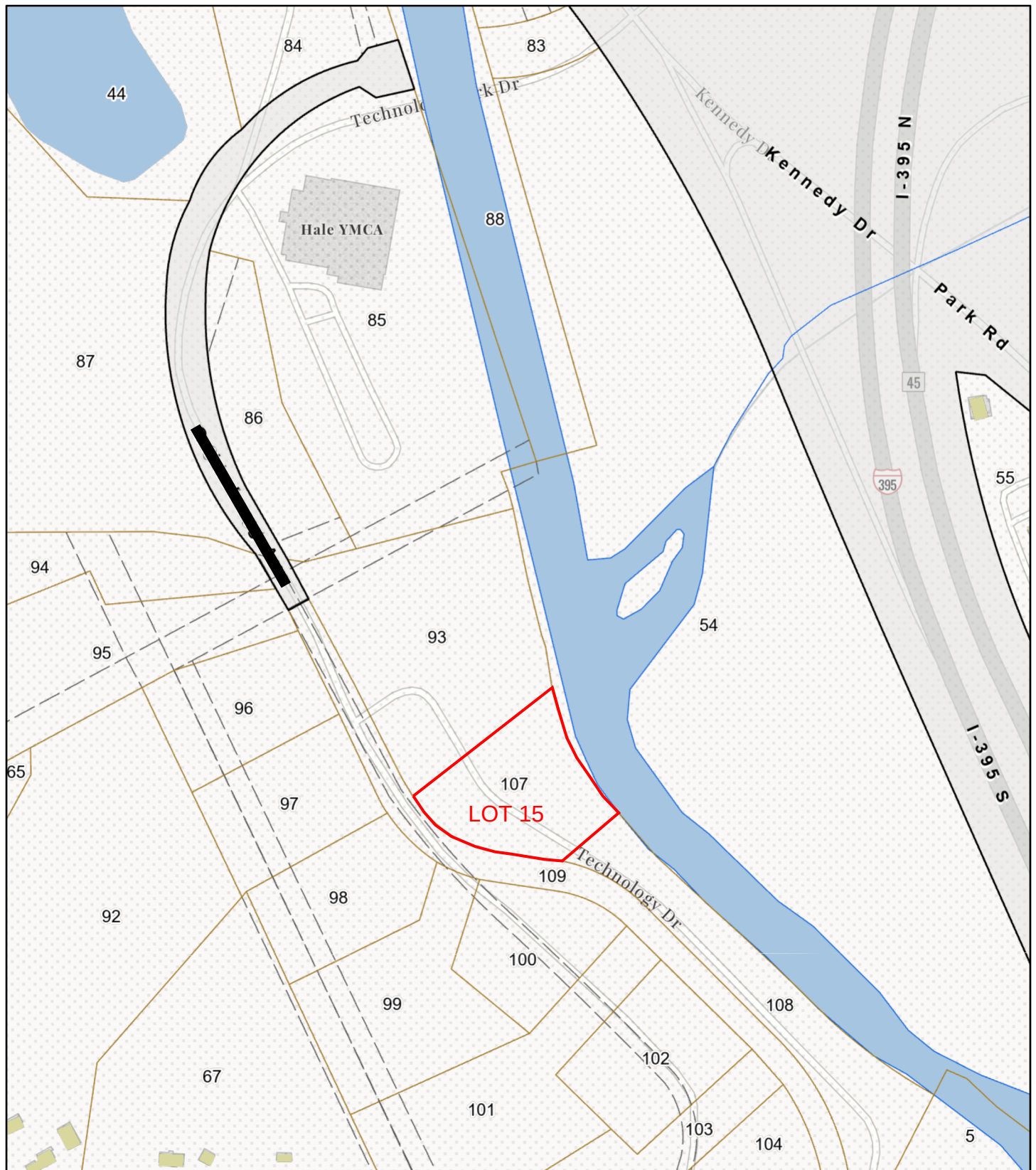
Putnam, CT

1 inch = 300 Feet



www.cai-tech.com

June 20, 2024



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