

Zoning Board of Appeals Hybrid Meeting
September 17, 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 # 2024-006 Julie Savard-Vantran requests for a height variance of 4 feet for the construction of a horse barn from the required 22 feet in height to 26 feet in height. Property located at 308 Liberty Highway, Town Assessors Map 32, Lot 50, Zoned R-40. VOTE REQUIRED

Regular Meeting:

Review minutes of the July 16, 2024, 2024, meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2024-006 Julie Savard-308 Liberty Highway-Height variance of 4 feet for the construction of a horse barn.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the October 15, 2024 meeting.

Adjournment.

Topic: ZBA Zoom Meeting

Time: Sep 17, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86794071117?pwd=gThaEFuxNyaFPziHgFRMxKRcAibMsT.1>

Meeting ID: 867 9407 1117

Passcode: 1h2BsE

By Phone

- +1 929 205 6099 US (New York)

Meeting ID: 867 9407 1117

Passcode: 668935

Find your local number: <https://us06web.zoom.us/u/keI8EqsOYz>

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

Present: Joseph Nash-Chairman, Scott Zadora, Mike Bogdanski, Marnie Ciquera-Acting Alternate
Absent: Glenn Godley

Agenda:

Opened 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. Paul Archer reviewed the proposal with the Board explaining that the owner would like an additional directional sign for the plaza where his tenants are located. Motion by Mike Bogdanski to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR.

Opened 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. Karen Clark explained the need for coverage coming out of her side door to the driveway as she cares for her elderly mother who is 94 years old with a walker and the need to keep her out of the elements when bringing her to the car. Motion by Scott Zadora to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the May 21, 2024, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Scott Zadora. Joseph Nash, Mike Bogdanski, Scott Zadora voted in favor. Recently appointed Marnie Ciquera abstained from voting as she was not a member of the Board at that time.

Correspondence: None

Public Participation: None

New Business:

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

Motion by Mike Bogdanski to approve, second by Marnie Ciquera. ALL WERE IN FAVOR.

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

Motion by Mike Bogdanski to approve, second by Scott Zadora. ALL WERE IN FAVOR

Other Business:

Accepting of New Applications for public hearing for the August 20, 2024 meeting. None

Motion Bogdanski to adjourn at 7:27 P.M., second by Scott Zadora. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not 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 2024-006

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 7.30.2024

FEE: 160.00 113
Amount CK#

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- ☐ 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: Julie Savard-Vantran
ADDRESS & TELEPHONE NO. 308 Liberty Highway, Putnam 508-846-8944
- 2.) OWNER OF LAND Julie Savard-Vantran / Steve Vantran
ADDRESS 308 Liberty Highway, Putnam, CT 06260
- 3.) PREMISES LOCATED AT: MAP 32 LOT 50 STREET CARD NO. _____
- 4.) ZONE R-40 AREA OF LOT 11.57 FRONTAGE _____
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
See attached letter

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

July 30, 2024

Town of Putnam
Planning and Zoning Commission
200 School Street
Putnam, CT 06260

Subject: Request for a Building Variance for 308 Liberty Highway

Dear Members of the Planning and Zoning Commission,

I hope this letter finds you well. My name is Julie Savard-Vantran, and I am writing to formally request a building variance for my property located at 308 Liberty Highway. I am seeking permission to construct a horse barn with a height of 26 feet, exceeding the current height restriction of 22 feet.

The proposed barn will serve multiple purposes that will benefit not only my property but also the broader community. Here are several key points supporting this request:

- **Enhanced Storage Capabilities:** A barn height of 26 feet will allow us to utilize the vertical space efficiently. This additional height will facilitate the storage of hay, equipment, and supplies, reducing the need for additional outbuildings on the property. This arrangement minimizes the ecological footprint while still providing for the care and needs of the horses.
- **Improved Airflow and Ventilation:** The design of the barn incorporates features that enhance airflow and ventilation, which is crucial for the health and well-being of the horses. Proper ventilation decreases the risk of respiratory illnesses and promotes a cleaner living environment.
- **Community Aesthetic and Property Value:** Elevating the barn's design with a height of 26 feet allows for an attractive architectural feature that complements the rural character of Putnam. We believe that the enhanced structure will not only maintain but potentially increase property values in the area. Aesthetically pleasing structures contribute positively to the town's overall image.
- **Compliance with Local Regulations:** We are committed to ensuring that our barn construction complies with all zoning regulations and building codes, aside from the height restriction. We understand the importance of maintaining the character of our community and have carefully considered how the barn will blend with the surrounding area.

In conclusion, while I understand the importance of maintaining building height restrictions, I kindly request the commission to consider the potential benefits of allowing a slight increase in height for the proposed horse barn. We believe that the added functionality and aesthetic appeal of a 26-foot barn will positively contribute to our property and the Putnam community.

I appreciate your consideration of this variance request, and I am happy to provide any additional information or meet to discuss this matter further. Thank you for your time and attention.

Sincerely,

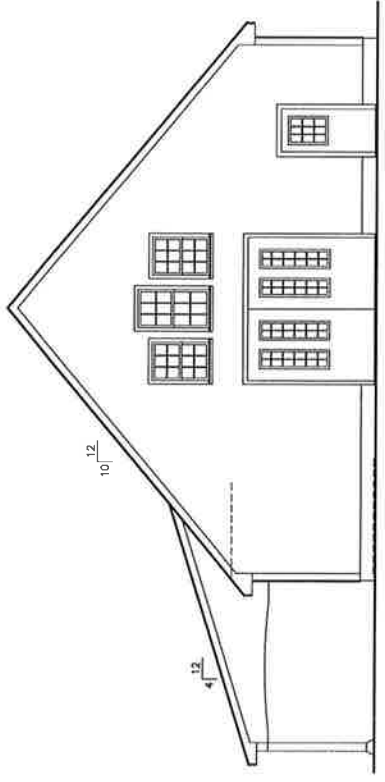


Julie Savard-Vantran
308 Liberty Highway
Putnam, CT 06260
phone: 508-846-8944
e-mail: zoeyjackbailey@gmail.com

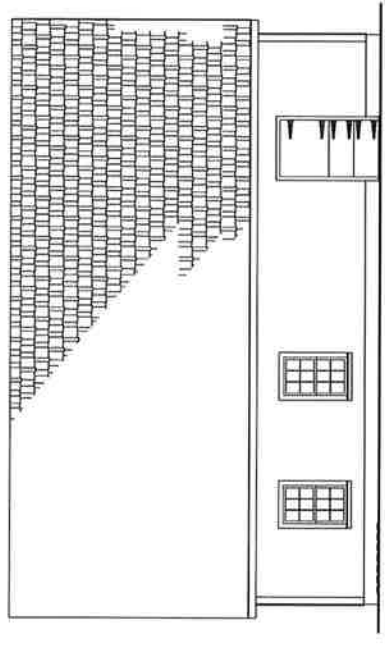
REVISIONS		



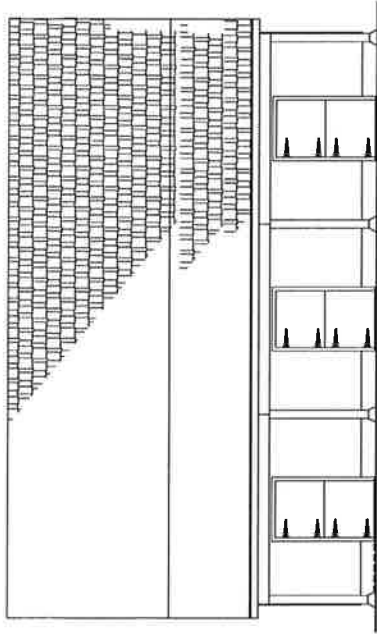
Savard Wood Products
 125 Fitzgerald Rd.
 Brooklyn Ct. 06254
 P: 860-774-2075
 price@savard.com



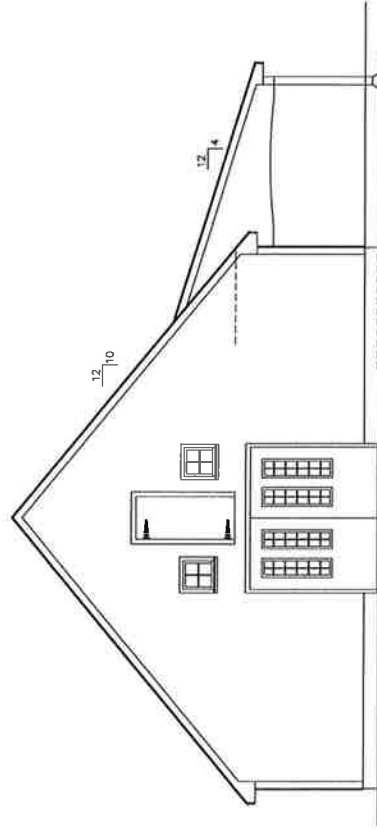
① FRONT ELEVATION
 1/4"=1'-0"



② RIGHT ELEVATION
 1/4"=1'-0"



③ LEFT ELEVATION
 1/4"=1'-0"



④ REAR ELEVATION
 1/4"=1'-0"

24-09
 SAVARD-VANTRAN
 PUTNAM, CT.

DATE: 7-3-2024
 SCALE: AS NOTED

SHEET
 3
 OF 6



100 feet Abutters List Report

Putnam, CT

July 26, 2024

Subject Property:

Parcel Number: 032-050
CAMA Number: 032-050-000
Property Address: 308 LIBERTY HGWAY

Mailing Address: VANTRAN STEVEN & VANTRAN -
SAVARD JULIE
308 LIBERTY HGWAY
PUTNAM, CT 06260

Abutters:

Parcel Number: 031-031
CAMA Number: 031-031-000
Property Address: 27 TOURTELLOTTE RD

Mailing Address: TOURTELLOTTE CAROLE S
6710 ANGELES RD
MELBOURNE BEACH, FL 32951

Parcel Number: 031-044
CAMA Number: 031-044-000
Property Address: 172 HERITAGE RD

Mailing Address: WILSON AMY E & ATIENZA SEAN
7506 BERWICK COURT
ALEXANDRIA, VA 22315

Parcel Number: 032-039
CAMA Number: 032-039-000
Property Address: 329 LIBERTY HGWAY

Mailing Address: PITKIN EDWARD T & CLARA L
115 BROOKSIDE LANE
MANSFIELD CENTER, CT 06250

Parcel Number: 032-042
CAMA Number: 032-042-000
Property Address: 338 LIBERTY HGWAY

Mailing Address: WALSH RYAN & BRIANNA J
338 LIBERTY HGWAY
PUTNAM, CT 06260

Parcel Number: 032-045
CAMA Number: 032-045-000
Property Address: 324 LIBERTY HGWAY

Mailing Address: RZEZNIKIEWICZ LEA A & EDWARD T
324 LIBERTY HGWAY
PUTNAM, CT 06260

Parcel Number: 032-046
CAMA Number: 032-046-000
Property Address: 311 LIBERTY HGWAY

Mailing Address: ETHIER EMILE L & SHERYL A
311 LIBERTY HGWAY
PUTNAM, CT 06260

Parcel Number: 032-049
CAMA Number: 032-049-000
Property Address: 303 LIBERTY HGWAY

Mailing Address: GARDNER DALE
41 LABOSSIERE LANE
PUTNAM, CT 06260

Parcel Number: 032-054
CAMA Number: 032-054-000
Property Address: 296 LIBERTY HGWAY

Mailing Address: SOCHOR BARBARA J
22 HILLSIDE CIRCLE
STORRS, CT 06268

Parcel Number: 032-062
CAMA Number: 032-062-000
Property Address: 246 HERITAGE RD

Mailing Address: MALO RICHARD A
246 HERITAGE RD
PUTNAM, CT 06260



308 Liberty Highway

Putnam, CT

1 inch = 160 Feet



www.cai-tech.com

July 19, 2024



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