Planning & Zoning Commission Hybrid Meeting
September 18, 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 # 2024-06 Route 44 Realty, LLC request for a modification of Certificate of Location to construct a separate building for the KIA Automobile Dealership. Property located at 157 Providence Pike, Town Assessors Map 27, Lot 24 & 25, Zoned HC. VOTE REQUIRED

Regular Meeting:

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

Correspondence:

Unfinished Business:

New Business: VOTE REQUIRED

Docket # 2024-06 Route 44 Realty, LLC request for a modification of Certificate of Location to construct a separate building for the KIA Automobile Dealership. Property located at 157 Providence Pike, Town Assessors Map 27, Lot 24 & 25, Zoned HC.

Other Business:

Accepting of New Applications for public hearing October 16, 2024

Adjournment.

Topic: P&Z Zoom Meeting
Time: Sep 18, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/82002439369?pwd=NUGSLnmwK48yhzNyhv5fEDIirkfJSx.1

Meeting ID: 820 0243 9369
Passcode: 9HiupY

By Phone

• +1 929 205 6099 US (New York)

Meeting ID: 820 0243 9369
Passcode: 930641

Find your local number: https://us06web.zoom.us/u/kki0SMV18

Planning & Zoning Commission Hybrid Meeting Minutes
August 21, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

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

Opened public Hearing on Docket # 2024-05 Julie Savard-Vantran requests for a Special Permit for the keeping of livestock (horses) for personal use in accordance with Sections 304, 413, 414 Schedule of Uses and Districts of the Town of Putnam Zoning Regulations. Property located at 308 Liberty Highway, Town Assessors Map 32, Lot 50, Zoned R-40. The applicant reviewed her plans. Steve Vantran, Dick Malo of 246 Heritage Road spoke in favor stating that the property abuts his. Bruno Maluf of 34 Sunnyside Avenue spoke in favor. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the June 19, 2024, meeting.

Motion by Douglas Taylor to accept the minutes as presented, second by Nick Huston. ALL WERE IN FAVOR.

Correspondence: None

Unfinished Business: None

New Business:

Docket # 2024-05 Julie Savard-Vantran - Special Permit – Keeping of Livestock (Horses)-309 Liberty Highway
Address corrected to read 308 Liberty Highway. Motion by Douglas Taylor to approve, second by Elizabeth Thompson. ALL WERE IN FAVOR.

Other Business:

Discussion: 465 School St. Multi-Family development

The Commission had an addendum to the agenda for a preliminary discussion for industrial zoned property at located at 214 Park Road.

Bruce Fitzback requested that the 214 Park Road discussion be moved on the agenda before the 465 School Street discussion.

Motion by Douglas Cutler to move discussion for 214 Park Road on the agenda, second by Nick Huston. ALL WERE IN FAVOR.

Preliminary discussion on the use of industrial zoned property located at 214 Park Road.

Attorney Cotnoir and John Mahoney reviewed a proposed subdivision plan and a conceptual site plan consisting of industrial condominiums with the Commission. After the discussion with the Commission ended, Attorney Cotnoir stated that John Mahoney would be coming back before the commission with a formal application.

Discussion: 465 School St. Multi-Family development

Bruce Fitzback explained that an interested party would like to put smaller single family rental units versus the multi-family duplex style originally approved. The buildings would be located 25 feet apart in pairs. The commission was favorable to the idea.

Accepting of New Applications for public hearing September 18, 2024

Route 44 KIA-Modification for the construction of a separate new building

Motion by Douglas Taylor to accept the application, second by Elizabeth Thompson. ALL WERE IN FAVOR.

Motion by Douglas Taylor to adjourn at 7:37 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.

Killingly Engineering Associates
Civil Engineering & Surveying
P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglengineering.com

August 2, 2024

Proposed Kia Dealership

Route 44 Realty, LLC
Putnam Chrysler Dodge Jeep Kia, Inc.
157 Providence Pike (Rte. 44) & Liberty Highway (Rte. 21)
Putnam, CT

APPLICATION PACKAGE CONTENTS – Certificate of Location Modification

1. Application fee:

   $100.00 (Commercial)
   $ 60.00 (State Fee)
   $160.00 Total Fee

2. 5 - full sized prints of plan - dated: June 27, 2024
3. Site Plan Review Application
4. List of adjacent land owners including across the street
5. GIS Zoning map

TOWN OF PUTNAM
ZONING COMMISSION

Check One:

Docket No. _____

_____ Application for Special Permit of Exception

Date 8/02/2024

_____ Application for Amendment to Regulation

Fee: 160.00

_____ Application for Zone Change

Amount - Check No.

✓ Other, Modification of Certificate of Location

1.) Name of Applicant: South 44 Realty, LLC

Address, Telephone No., & Email Address P.O. Box 130, N. Windham, CT 06260
860-228-2886

2.) Owner of Land Same

Address, Telephone No., & Email Address _____

3.) Location of Property 157 Providence Pike & Liberty Hwy Zone HC

Street Address

Assessor's Map No. 27 Lot No. 24 & 25

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.

Request Modification of Existing Certificate of Location to construct a separate building for the Kia automobile dealership. Boundaries of the license area will not change.

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.

_____

Signature of Applicant Date

Date Accepted _____

Date Rejected _____

_____

Signature of Chairperson Date

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 8/2/2024 GIS

Route 44 Realty, LLC
Putnam Chrysler Dodge Jeep Kia, Inc.
157 Providence Pike (Rte. 44) & Liberty Highway (Rte. 21)
Putnam, CT

Job No. 13006

MAP/LOT	NAME
27/29	BELLAVANCE & GATES LLC 143 BOSTON POST ROAD NORTH WINDHAM CT, 06256
27/41	AUTHIER ROBIN ROSS 6061 SHIRLEY ROAD FORT LAWN SC, 29714
27/19	ALICE SMITH 169 PROVIDENCE PIKE PUTNAM CT, 06260
27/09	ME & JE LLC 156 PROVIDENCE PIKE PUTNAM CT, 06260
27/13	CNG HOLDINGS, LLC 241 MASON HILL ROAD DAYVILLE CT, 06241
27/08	LITHUANIAN CATHOLIC ACADEMY OF SCIENCE, INC 37 MARY CREST DRIVE PUTNAM CT, 06260
27/21	INTERNATIONAL IMMOBILIARE, LLC 23 LIVERY STREET PUTNAM CT, 06260

Putnam, CT

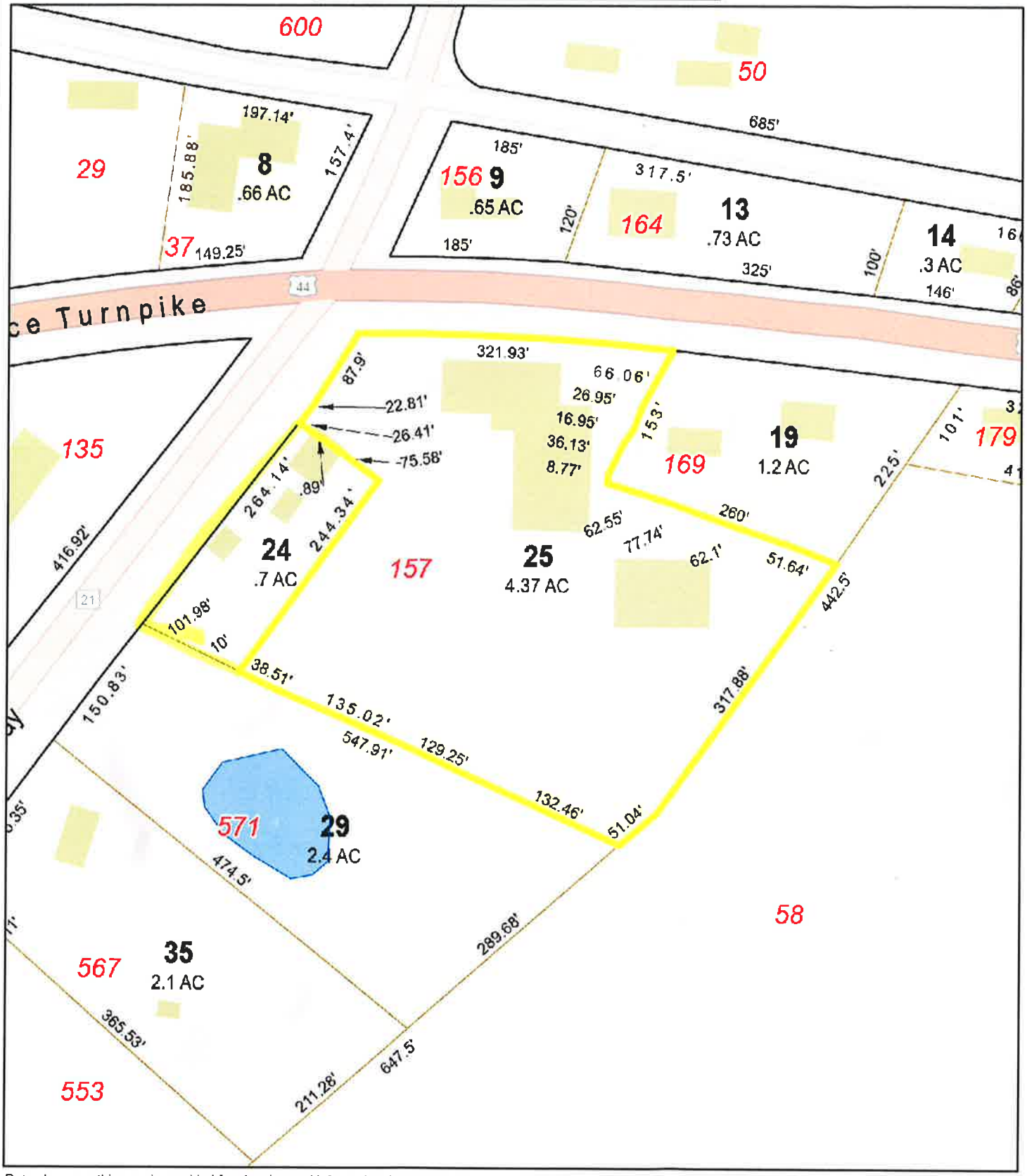
1 inch = 141 Feet

0 141 282 423

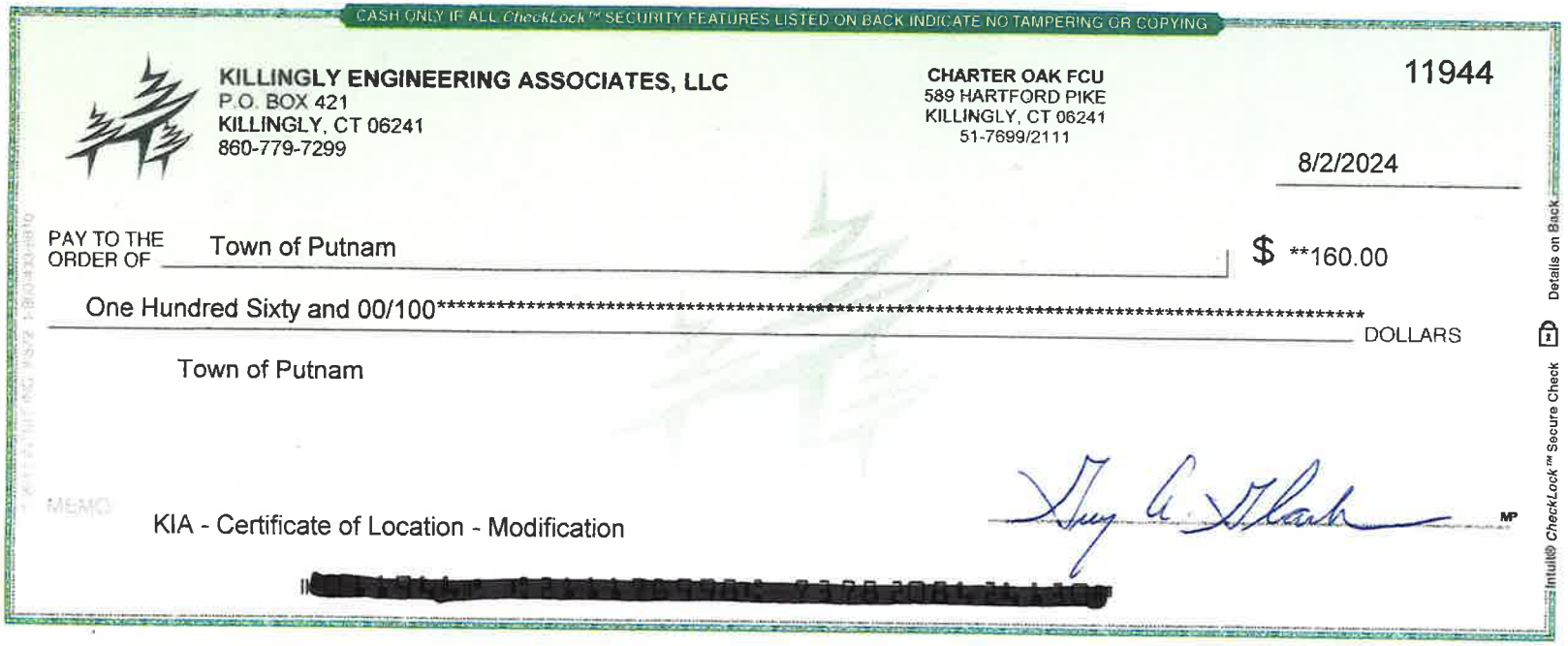
August 2, 2024

CAI Technologies

www.cai-tech.com



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.



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

KILLINGLY ENGINEERING ASSOCIATES, LLC
P.O. BOX 421
KILLINGLY, CT 06241
860-779-7299

CHARTER OAK FCU
589 HARTFORD PIKE
KILLINGLY, CT 06241
51-7699/2111

11944

8/2/2024

PAY TO THE ORDER OF Town of Putnam $ **160.00

One Hundred Sixty and 00/100********** DOLLARS

Town of Putnam

MEMO KIA - Certificate of Location - Modification

[redacted]

Details on Back

Intuit® CheckLock™ Secure Check

KILLINGLY ENGINEERING ASSOCIATES, LLC

11944

Town of Putnam

8/2/2024

160.00

Charter Oak - Checkin	KIA - Certificate of Location - Modification	160.00

PROPOSED KIA DEALERSHIP

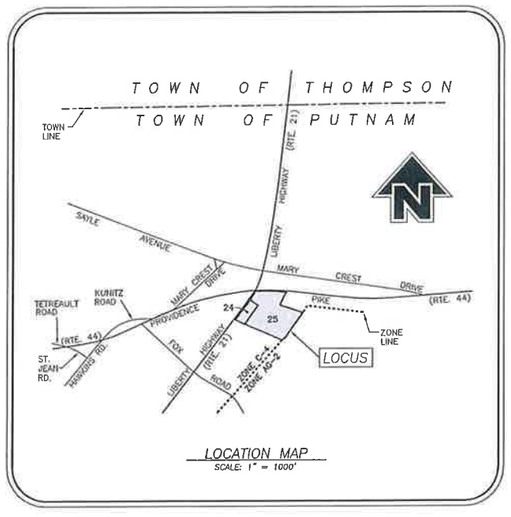
157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

PREPARED FOR:

PUTNAM CHRYSLER DODGE JEEP KIA, INC.

LEGEND

⊙	IRON PIN FOUND
⊙ DH	DRILL HOLE FOUND
⊡ CHD	CHD MONUMENT FOUND
⊡ CHD PNT	CHD MONUMENT POINT
▫ MB	MAILBOX
▫ H.H.	HAND HOLE
☼	LIGHT POLE
Ø	UTILITY POLE
CB	CATCH BASIN
○ SMH	SANITARY SEWER MANHOLE
B	BUILDING SETBACK LINE
	RETAINING WALL
S	EXISTING SANITARY SEWER
W	WATER LINE
2FM	2" SANITARY FORCE MAIN
E	UNDERGROUND ELECTRICE
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
IW	INLAND WETLANDS FLAG
	STONE WALL
	SILT FENCE



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 8
PARCEL CONSOLIDATION PLAN	2 OF 8
DEMOLITION PLAN – PHASE 1	3 OF 8
DEMOLITION PLAN – PHASE 2	4 OF 8
SITE PLAN	5 OF 8
LAYOUT & LANDSCAPING PLAN	6 OF 8
DETAIL SHEET – No.1	7 OF 8
DETAIL SHEET – No.2	8 OF 8

CONSTRUCTION NOTES

1. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 817", and supplements thereto.
2. In the event that ground water or evidence thereof is encountered, sufficient dewatering equipment, shall be installed and maintained to accommodate same.
3. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
4. All reinforced concrete storm drainage pipes shall have gasketed rubber joints.
5. All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
6. The location of existing utilities is shown for informational purposes only. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

BEFORE YOU DIG
CALL BEFORE YOU DIG
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

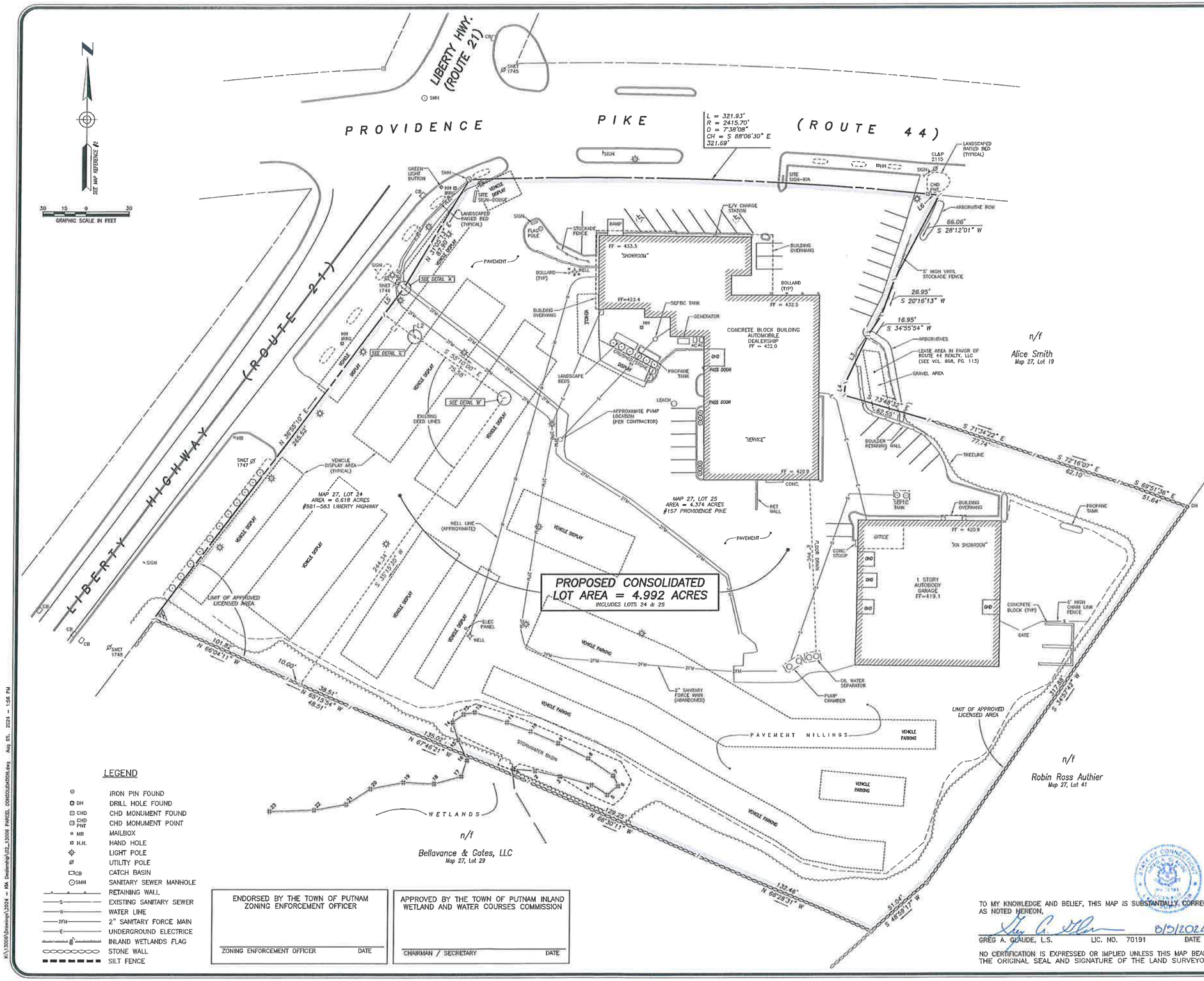
APPROVED BY THE TOWN OF PUTNAM INLAND
WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

June 2024

STATE OF CONNECTICUT · NORMAND THIBEAULT · No. 22834 · REGISTERED PROFESSIONAL ENGINEER

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE



LINE DATA		
L1	S 53°13'46" E	26.41'
L2	N 34°50'00" E	0.89'
L3	S 25°26'48" W	36.13'
L4	S 06°52'04" W	8.77'
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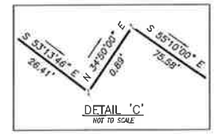

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
   - This survey conforms to a Class "A-2" horizontal accuracy.
   - Survey Type: Property Survey.
   - Boundary Determination Category: Resurvey.
2. Zone = HC.
3. Owners of record:
   Lot 25 : Route 44 Realty, LLC
   157 Providence Pike, Putnam, CT 06260
   Vol. 436, Pg. 3
   Lot 24 : Route 44 Realty, LLC
   P.O. Box 130, North Windham, CT 06256
   Vol. 818, Pg. 27
4. Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0161F Effective Date: 9/7/2023.
5. Wetlands shown were delineated in the field by Joseph Theroux Certified Soil Scientist, on 7/11/2024.

MAP REFERENCES:

1. "Connecticut State Highway Department – Right of Way Map – Town of Putnam – Putnam-Providence Road from Mechanic St. Easterly to Putnam Heights Road – Route No. 101. – Scale: 1" = 40' – Date: Feb. 28, 1935 – Sheet 4 of 4."
2. "Boundary Line Adjustment Map – Prepared for – Robert Gomes & Craig M. Gates – Connecticut Route 21 & Route 44 – Putnam, Connecticut – Scale: 1" = 40' – Date: 04/99 – Sheet 1 of 1 Prepared by: Messier & Associates, Inc." On file as Map #1214 in the Putnam Land Records.

DATE	DESCRIPTION

REVISIONS

LEGEND

⊙	IRON PIN FOUND
⊙ DH	DRILL HOLE FOUND
⊡ CHD	CHD MONUMENT FOUND
⊡ CHD PNT	CHD MONUMENT POINT
▫ MB	MAILBOX
▫ H.H.	HAND HOLE
☼	LIGHT POLE
⌀	UTILITY POLE
CB	CATCH BASIN
⊙ SMH	SANITARY SEWER MANHOLE
	RETAINING WALL
—S—	EXISTING SANITARY SEWER
—W—	WATER LINE
—2FM—	2" SANITARY FORCE MAIN
—E—	UNDERGROUND ELECTRICE
	INLAND WETLANDS FLAG
	STONE WALL
	SILT FENCE

ENDORSED BY THE TOWN OF PUTNAM ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

GREG A. GLAUDE, L.S. LIC. NO. 70191 6/5/2024 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

PROPERTY SURVEY
SHOWING PARCEL CONSOLIDATION
PREPARED FOR

PUTNAM CHRYSLER DODGE JEEP KIA, INC.

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 6/27/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 2 OF 8	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 13006

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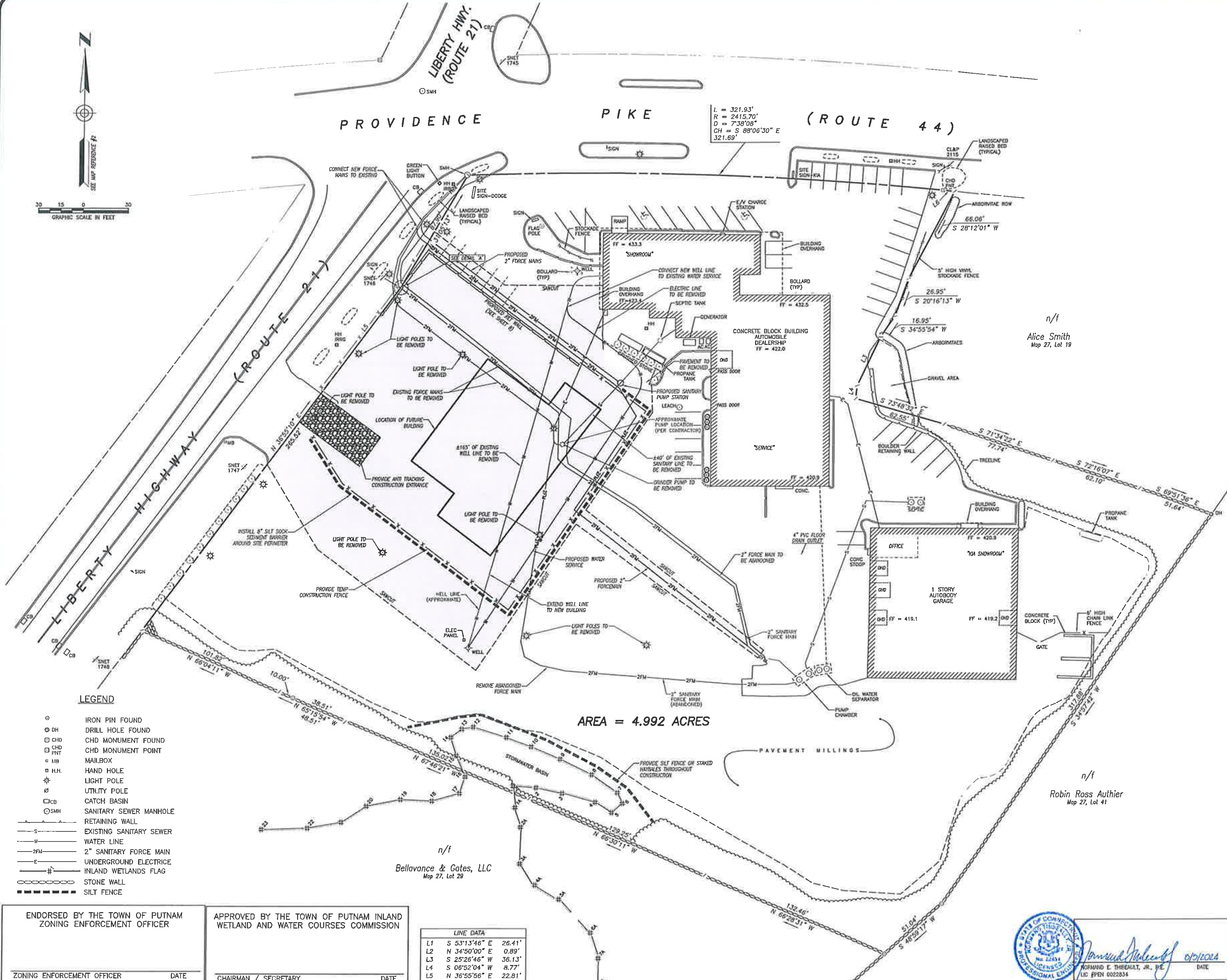

LEGEND

- IRON PIN FOUND
- DH — DRILL HOLE FOUND
- CHD — CHD MONUMENT FOUND
- CHD PNT — CHD MONUMENT POINT
- MB — MAILBOX
- H.H. — HAND HOLE
- LIGHT POLE
- UTILITY POLE
- CB — CATCH BASIN
- SMH — SANITARY SEWER MANHOLE
- RETAINING WALL
- —S— EXISTING SANITARY SEWER
- —W— WATER LINE
- —2FM— 2" SANITARY FORCE MAIN
- —E— UNDERGROUND ELECTRICE
- INLAND WETLANDS FLAG
- STONE WALL
- SILT FENCE

SEQUENCE OF CONSTRUCTION

1. MARK OUT LIMITS OF SAWCUT & REMOVE PAVEMENT
2. INSTALL TEMP CONSTRUCTION ENTRANCE
3. LOCATE & REMOVE/RELOCATE UTILITIES AS SHOWN
4. INSTALL NEW SANITARY FORCE MAINS & WELL LINE
5. ROUGH GRADE & INSTALL RETAINING WALL IN ACCORDANCE WITH DETAIL (SHEET 8)
6. INSTALL TEMP. CONSTRUCTION FENCE
7. BEGIN BUILDING CONSTRUCTION

LINE DATA		
L1	S 53°13'46" E	26.41'
L2	N 34°50'00" E	0.89'
L3	S 25°26'46" W	36.13'
L4	S 06°52'04" W	8.77'
L5	N 36°55'56" E	22.81'
L6	S 84°16'21" E	8.07'

ENDORSED BY THE TOWN OF PUTNAM ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

STATE OF CONNECTICUT NORMAND E. THIBEAULT, JR. No. 22834 LICENSED PROFESSIONAL ENGINEER

NORMAND E. THIBEAULT, JR., P.E. 8/5/2024
LIC #PEN 0022834 DATE

DATE	DESCRIPTION

REVISIONS

SITE DEMOLITION PLAN - PHASE 1

PREPARED FOR

PUTNAM CHRYSLER DODGE JEEP KIA, INC

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
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P.O. Box 421
Killingly, Connecticut 06241
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DATE: 6/27/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 3 OF 8	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 13006

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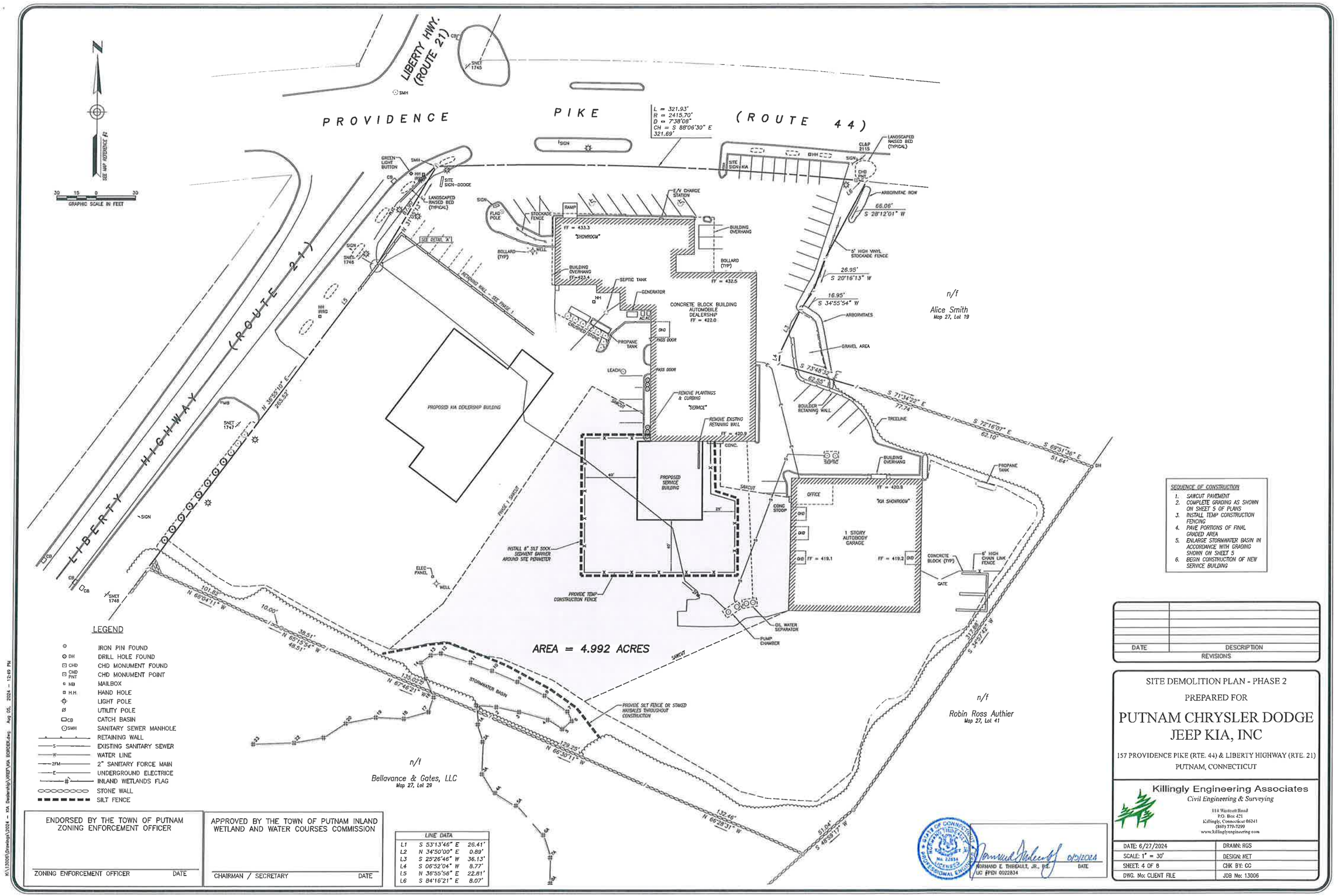

LEGEND

- IRON PIN FOUND
- DRILL HOLE FOUND
- CHD MONUMENT FOUND
- CHD MONUMENT POINT
- MB MAILBOX
- H.H. HAND HOLE
- LIGHT POLE
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- # INLAND WETLANDS FLAG
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- SILT FENCE

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L4	S 06°52'04" W	8.77'
L5	N 36°55'56" E	22.81'
L6	S 84°16'21" E	8.07'

SEQUENCE OF CONSTRUCTION

1. SAWCUT PAVEMENT
2. COMPLETE GRADING AS SHOWN ON SHEET 5 OF PLANS
3. INSTALL TEMP CONSTRUCTION FENCING
4. PAVE PORTIONS OF FINAL GRADED AREA
5. ENLARGE STORMWATER BASIN IN ACCORDANCE WITH GRADING SHOWN ON SHEET 5
6. BEGIN CONSTRUCTION OF NEW SERVICE BUILDING

ENDORSED BY THE TOWN OF PUTNAM ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

DATE	DESCRIPTION
	REVISIONS

SITE DEMOLITION PLAN - PHASE 2

PREPARED FOR

PUTNAM CHRYSLER DODGE JEEP KIA, INC

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
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NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

DATE: 6/27/2024	DRAWN: RGS
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SHEET: 4 OF 8	CHK BY: CC
DWG. No: CLIENT FILE	JOB No: 13006

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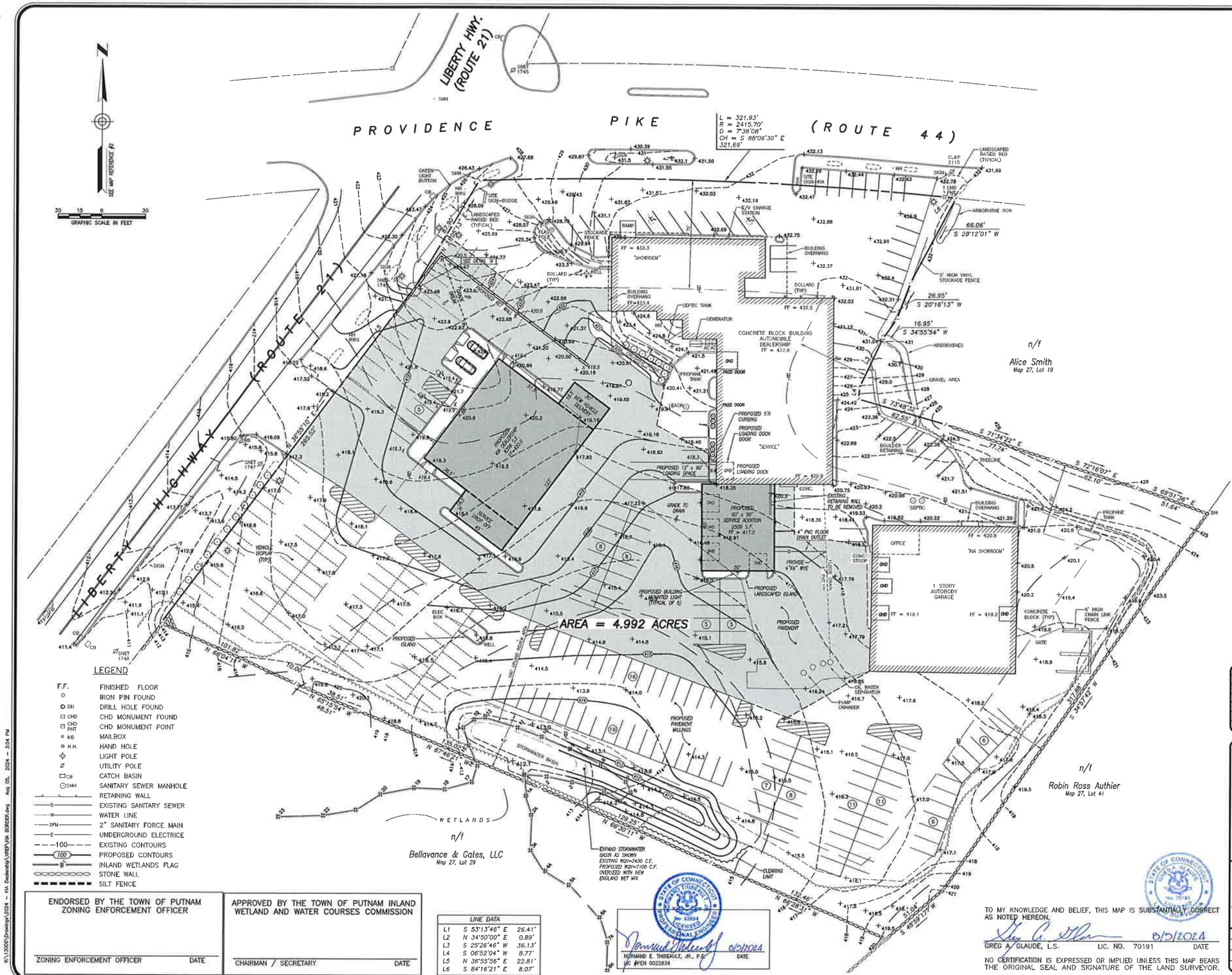

LEGEND

F.F.	FINISHED FLOOR
○	IRON PIN FOUND
O DH	DRILL HOLE FOUND
⊡ CHD	CHD MONUMENT FOUND
⊡ CHD PNT	CHD MONUMENT POINT
▫ MB	MAILBOX
▫ H.H.	HAND HOLE
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-E-	UNDERGROUND ELECTRICE
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
	INLAND WETLANDS FLAG
	STONE WALL
	SILT FENCE

TABLE OF ZONING REQUIREMENTS

ZONE = HIGHWAY COMMERCIAL

	REQUIRED	PROVIDED
Lot Area	1 Acre	4.992 Acres
Front Yard Setback	75'	76.1'
Side Yard Setback	50'	40.5'
Rear Yard Setback	40'	140.6'
Building Height	35' Max.	<35'
Lot Coverage	40% Max.	17.1%

*Existing non-conformity

*Dimensional setbacks per section 210.F of the zoning regulations

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
   - This survey conforms to a Class "A-2" horizontal accuracy.
   - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
   - Survey Type: Improvement Location Survey.
   - Boundary Determination Category: Dependent Resurvey.
2. Zone = HC.
3. Owners of record:

   Lot 25 : Route 44 Realty, LLC
   157 Providence Pike, Putnam, CT 06260
   Vol. 436, Pg. 3

   Lot 24 : Route 44 Realty, LLC
   P.O. Box 130, North Windham, CT 06256
   Vol. 818, Pg. 27
4. Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0161F Effective Date: 9/7/2023.
5. Elevations shown are based on map reference #2. Contours taken from actual field survey. Contour interval = 1'.
6. Wetlands shown were delineated in the field by Joseph Theroux Certified Soil Scientist, on 7/11/2024.
7. Before any construction is to commence, contractor shall contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCES:

1. "Connecticut State Highway Department - Right of Way Map - Town of Putnam - Putnam-Providence Road from Mechanic St. Easterly to Putnam Heights Road - Route No. 101. - Scale: 1" = 40' - Date: Feb. 28, 1935 - Sheet 4 of 4."
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DATE	DESCRIPTION
	REVISIONS

ENDORSED BY THE TOWN OF PUTNAM ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION

CHAIRMAN / SECRETARY DATE

LINE DATA		
L1	S 53°13'46" E	26.41'
L2	N 34°50'00" E	0.89'
L3	S 25°26'46" W	36.13'
L4	S 06°52'04" W	8.77'
L5	N 36°55'56" E	22.81'
L6	S 84°16'21" E	8.07'

STATE OF CONNECTICUT NORMAND E. THIBEAULT, JR. No. 22834 LICENSED PROFESSIONAL ENGINEER

NORMAND E. THIBEAULT, JR., P.E. 8/5/2024
LIC. REN. 0022834 DATE

STATE OF CONNECTICUT GREGORY A. GLAUDE No. 70191 LICENSED LAND SURVEYOR

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREG A. GLAUDE, L.S. LIC. NO. 70191 8/5/2024 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

SITE PLAN
PREPARED FOR

PUTNAM CHRYSLER DODGE JEEP KIA, INC

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 6/27/2024	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: NET
SHEET: 5 OF 8	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 13006

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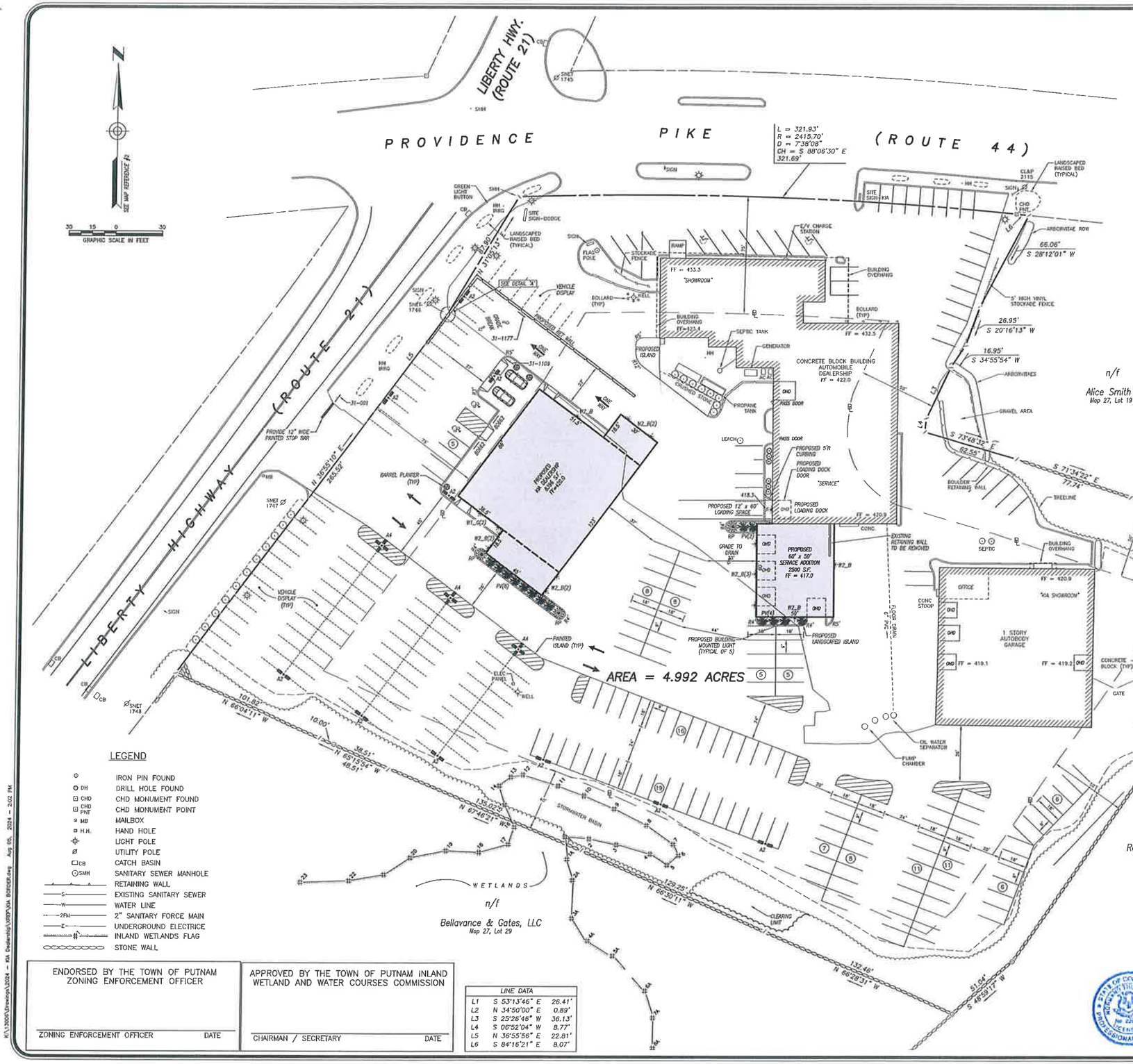
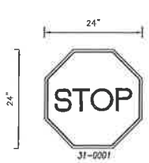


LUMINAIRE SCHEDULE				
SYMBOL	QTY	MANUFACTURER	SERIES	
A2	6	Gardco	ECF-L-96L-1_2A-CW-G2-4-HIS	
A4	3	Gardco	ECF-L-96L-1_2A-CW-G2-3-HIS	
W2_B	12	Philips Gardco	PWS-140L-1675-CW-G2-4-UNV-PCB-BK	
W1_G	2	Philips Gardco	PWS-140L-1150-CW-G2-3-UNV-PCB-MGY	

LANDSCAPE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
RP	Rhododendron 'PJM'	PJM Rhododendron	3	2 gal.
PV	Pennisetum villosum	Feathertop fountaingrass	14	2 gal.



STOP SIGN
NOT TO SCALE

RESERVED PARKING SIGN DETAIL
R5562
NOT TO SCALE

A2
Gardco
ECF-L-96L-1_2A-CW-G2-4-HIS
(Light unit will have 2 heads)
A4
Gardco
ECF-L-96L-1_2A-CW-G2-3-HIS
(Light unit will have 4 heads)
(Fixtures shall be dark sky compliant)

W2_B
Philips Gardco
PWS-140L-1675-CW-G2-4-UNV-PCB-BK
W1_G
Philips Gardco
PWS-140L-1150-CW-G2-3-UNV-PCB-MGY
(Fixtures shall be dark sky compliant)

LEGEND

⊙	IRON PIN FOUND
⊙ DH	DRILL HOLE FOUND
⊡ CHD	CHD MONUMENT FOUND
⊡ CHD PNT	CHD MONUMENT POINT
▫ MB	MAILBOX
▫ H.H.	HAND HOLE
☼	LIGHT POLE
Ø	UTILITY POLE
▭ CB	CATCH BASIN
⊙ SMH	SANITARY SEWER MANHOLE
^ ^ ^ ^	RETAINING WALL
—S—	EXISTING SANITARY SEWER
—W—	WATER LINE
—2FM—	2" SANITARY FORCE MAIN
—E—	UNDERGROUND ELECTRICE
~#~	INLAND WETLANDS FLAG
○○○○○○○	STONE WALL

ENDORSED BY THE TOWN OF PUTNAM
ZONING ENFORCEMENT OFFICER

ZONING ENFORCEMENT OFFICER DATE

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STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
No. 22634

RAYMOND E. THIBEAULT, JR., P.E.
LIC. #PEN 0022634
10/31/2024
DATE

DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

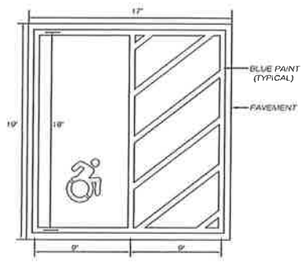
While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.

PERMANENT VEGETATIVE COVER:

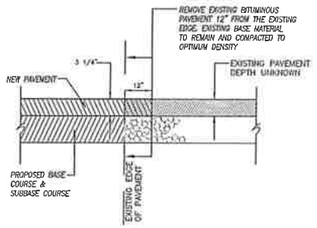
Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 200 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.



ACCESSIBLE PARKING SPACE

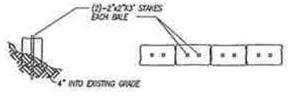
NOT TO SCALE



1. SAW CUT PAVEMENT WITH POWER DRIVEN SAW 12" FROM THE EXISTING EDGE. SAW CUT TO BE PERPENDICULAR TO THE EXISTING SURFACE.
2. REMOVE ENTIRE WIDTH OF PAVEMENT.
3. CLEAN JOINT WITH COMPRESSED AIR HAVING A MINIMUM RATED CAPACITY OF 90 PSI.
4. APPLY TACK COAT TO THE SAW CUT EDGE AND MATCH THIS EDGE WITH THE PROPOSED EDGE.

TYPICAL CROSS SECTION FOR MATCHING EXISTING AND PROPOSED PAVEMENT

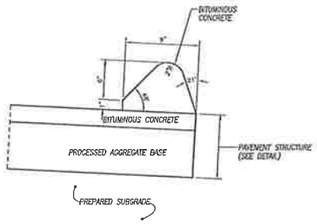
NOT TO SCALE



HAYBALE BARRIER

NOT TO SCALE

ENDORSED BY THE TOWN OF PUTNAM ZONING ENFORCEMENT OFFICER	APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND AND WATER COURSES COMMISSION
ZONING ENFORCEMENT OFFICER DATE	CHAIRMAN / SECRETARY DATE



BITUMINOUS CONCRETE LIP CURBING DETAIL

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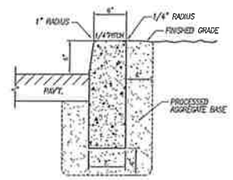

CONCRETE CURB DETAIL

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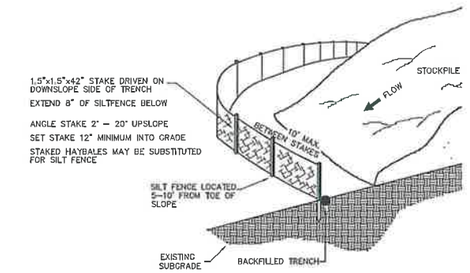

SILT FENCE @ TOE OF SLOPE APPLICATION

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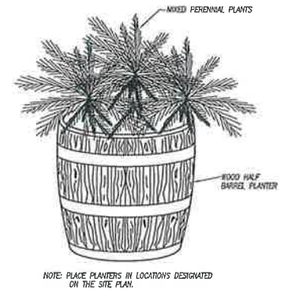
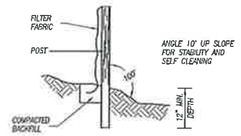


NOTE: PLACE PLANTERS IN LOCATIONS DESIGNATED ON THE SITE PLAN.

PLANTER DETAIL

NOT TO SCALE



SILT FENCE

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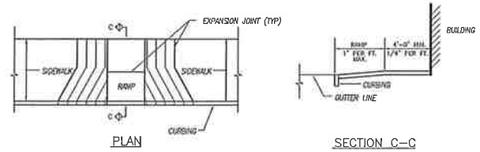
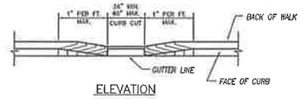


PLAN

SECTION C–C



ELEVATION

SIDEWALK RAMP

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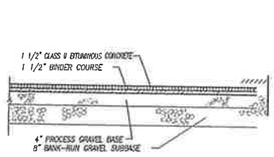
RESERVED PARKING SIGN DETAIL

80662

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

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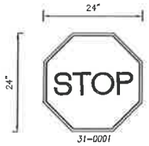

STOP SIGN

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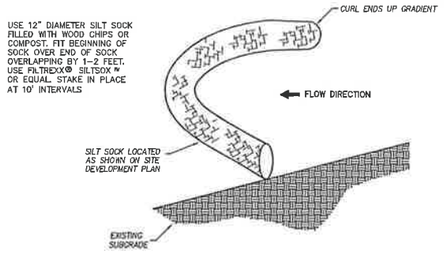
31-1109

31-1177



SILT SOCK APPLICATION

NOT TO SCALE

NOTE: REMOVE SEDIMENT FROM UPHILL SIDE OF SOCK WHEN SEDIMENT HAS REACHED HALF THE EFFECTIVE HEIGHT OF THE SOCK

DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET - No.1

PREPARED FOR

PUTNAM CHRYSLER DODGE JEEP KIA, INC.

157 PROVIDENCE PIKE (RTE. 44) & LIBERTY HIGHWAY (RTE. 21)

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STATE OF CONNECTICUT REGISTERED PROFESSIONAL ENGINEER No. 22834

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE 6/27/2024

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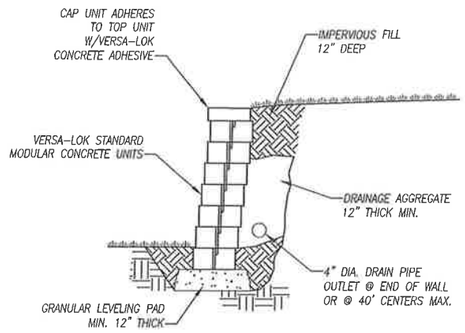
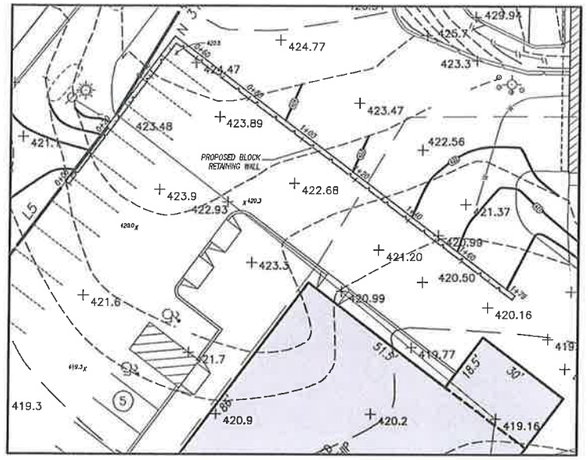
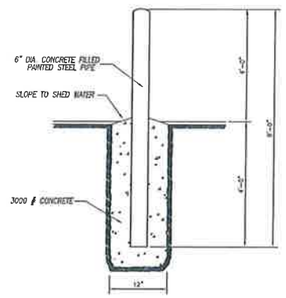


TYPICAL SECTION–UNREINFORCED RETAINING WALL



BLOCK RETAINING WALL PLAN VIEW

SCALE: 1"=20'



STEEL BOLLARD DETAIL

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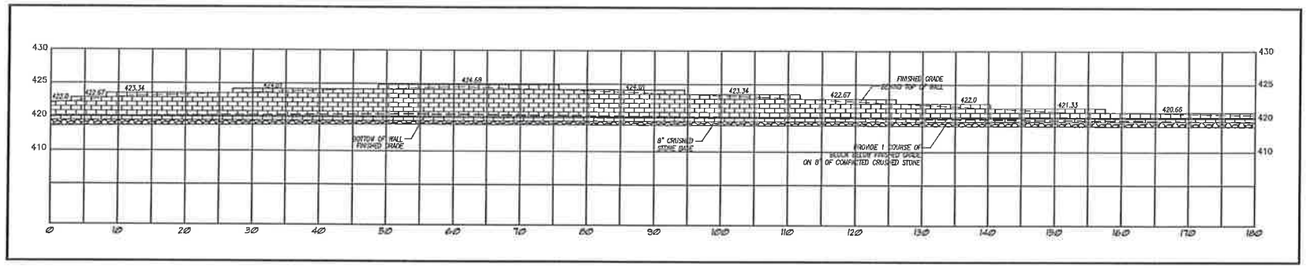
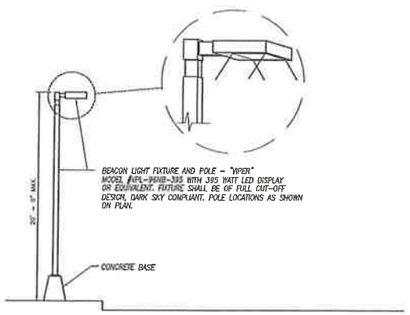


BLOCK RETAINING WALL ELEVATION

HORIZONTAL & VERTICAL SCALE: 1"=10'



LIGHT STANDARD

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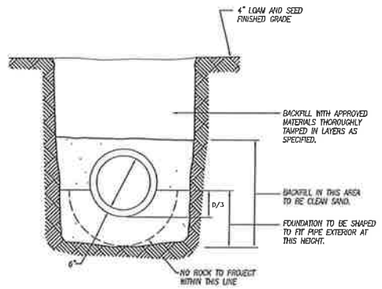

SANITARY SEWER / STORM DRAIN PIPE IN TRENCH DETAIL

NOT TO SCALE

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STATE OF CONNECTICUT NORMAND R. THIBEAULT, JR. No. 22834 REGISTERED PROFESSIONAL ENGINEER

NORMAND THIBEAULT, JR., P.E., Reg. No. 22834 DATE

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