

Zoning Board of Appeals Hybrid Meeting
November 19, 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 # 2024-008 Town of Putnam request for a rear yard variance from the required 20' down to 4' for the construction of a proposed pavilion. Property located at 15 South Main Street, Town Assessors Map 015, Lot 208, Zoned PD. VOTE REQUIRED

Public hearing on Appeal # 2024-009 Douglas Porter-WBA request for a variance for the front yard from the required 10' down to 0, and rear yard from the required 20' down to 0. Property located at 16 Pomfret Street, Town Assessors Map 15, Lot 93, Zoned PD. VOTE REQUIRED

Regular Meeting:

Review minutes of the October 15, 2024 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2024-008 Town of Putnam - 15 South Main Street - Rear yard variance of 16 feet.

Appeal # 2024-009 Douglas Porter, WBA - 16 Pomfret Street- Front yard variance of 10 feet & Rear yard variance of 20 feet

Other Business: VOTE REQUIRED

Meeting schedule 2025

Accepting of New Applications for public hearing for the December 17, 2024 meeting.

Adjournment.

Topic: ZBA Zoom Meeting

Time: Nov 19, 2024, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87247694040?pwd=XAhwa5gyWlIQreMZ2tmtLmQBjUyiO1.1>

Meeting ID: 872 4769 4040

Passcode: 0aWWm8

By Phone

• +1 929 205 6099 US (New York)

Meeting ID: 872 4769 4040

Passcode: 914511

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

Zoning Board of Appeals Hybrid Meeting Minutes
October 15, 2024, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Joseph Nash-Chairman, Scott Zadora-Vice Chairman, Glenn Godley, Mike Bogdanski

Absent: Marnie Ciquera

Agenda:

Opened public hearing on Appeal # 2024-007 Joseph Thompson-JT's Appliance request for an 8' variance for a proposed led sign to be located at 51 Pomfret Street, Town Assessors Map 015, 058, Zoned GC. Joseph Thompson was present to review his sign with the Board. An abutter Gary Osbrey from WINY Radio Station had no objection. Motion by Mike Bogdanski to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the September 17, 2024 meeting.

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

Correspondence: None

Public Participation: None

New Business:

Joseph Thompson-JT's Appliance request for an 8' variance for a proposed led sign-51 Pomfret Street

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 November 19, 2024 meeting.

Boxcar Museum-South Main Street - Placement of a pavilion.

Motion by Mike Bogdanski to accept the application, second by Glenn Godley. ALL WERE IN FAVOR.

Gerardi Insurance-Canal Street-Proposed future renovations

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

Motion by Mike Bogdanski to adjourn at 7:10 P.M., second by Glenn Godley. 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. 2024-008

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10.9.2024
FEE: 160.00 N/A FEES
Amount Check # WAIVED

- ☒ 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: DOUGLAS PORTER - WBA
ADDRESS & TELEPHONE NO. 3 ROWE 171 SUITE 1 WOODSTOCK CT 06281
- 2.) OWNER OF LAND TOWN OF PUTNAM
ADDRESS 200 SCHOOL STREET PUTNAM CT 06260
- 3.) PREMISES LOCATED AT: MAP 15 LOT 208 STREET CARD NO. _____
- 4.) ZONE PD AREA OF LOT 1.120 ACRES FRONTAGE 770'
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
15 SOUTH MAIN ST - BoxCar - PROPOSED PAVILION
SECTION 401 TABLE IV-1

FRONT YARD 10' NOT NEEDED
REAR YARD 20' TO 4'

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____

H. Douglas Porter 10/9/2024
SIGNATURE OF APPLICANT DATE



Box Car Pavilion

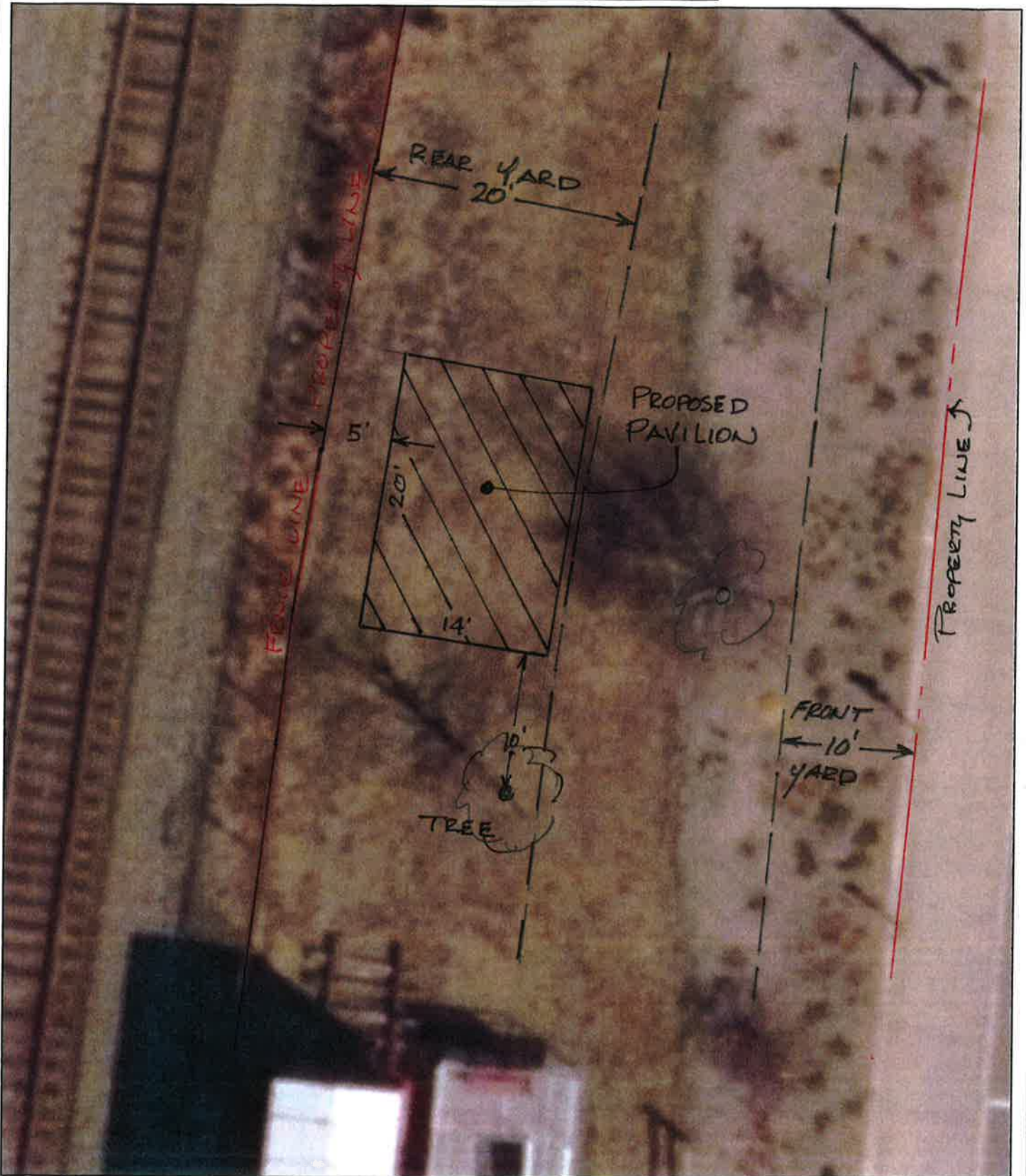
Putnam, CT

1 inch = 10 Feet



www.cai-tech.com

October 10, 2024



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TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

November 13, 2024

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on November 19, 2024, at 7:00 P.M. on the second floor, Room 201, of the Municipal Complex located at 200 School Street, Putnam, CT. A public hearing will be held on the following:

Appeal # 2024-008 Town of Putnam request for a rear yard variance from the required 20' down to 4' for the construction of a proposed pavilion. Property located at 15 South Main Street, Town Assessors Map 015, Lot 208, Zoned PD.

If you have any questions or concerns, please feel free to submit them in writing to the Building/Land Use Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda B. Roy
Recording Secretary

6-12 SOUTH MAIN STREET LL
C/O JAY BENTLEY
PO BOX 122
WOODSTOCK, CT 06281

ROUTE 44 LLC
4 BRIAN AVE
WEBSTER, MA 01570

BOREY JOYCE E & TIMOTHY J
42 SO MAIN ST
PUTNAM, CT 06260

SDC VENTURES LLC
91 MAIN ST
PUTNAM, CT 06260

BOTTA LAND COMPANY LLC
24 SO MAIN ST
PUTNAM, CT 06260

WALKER LUKE & ASHLEY
44 BLOOD RD
PUTNAM, CT 06260

GATES CRAIG
PO BOX 130
NO WINDHAM, CT 06253

HERMAN PATRICIA M & TRUST
PO BOX 663
PUTNAM, CT 06260

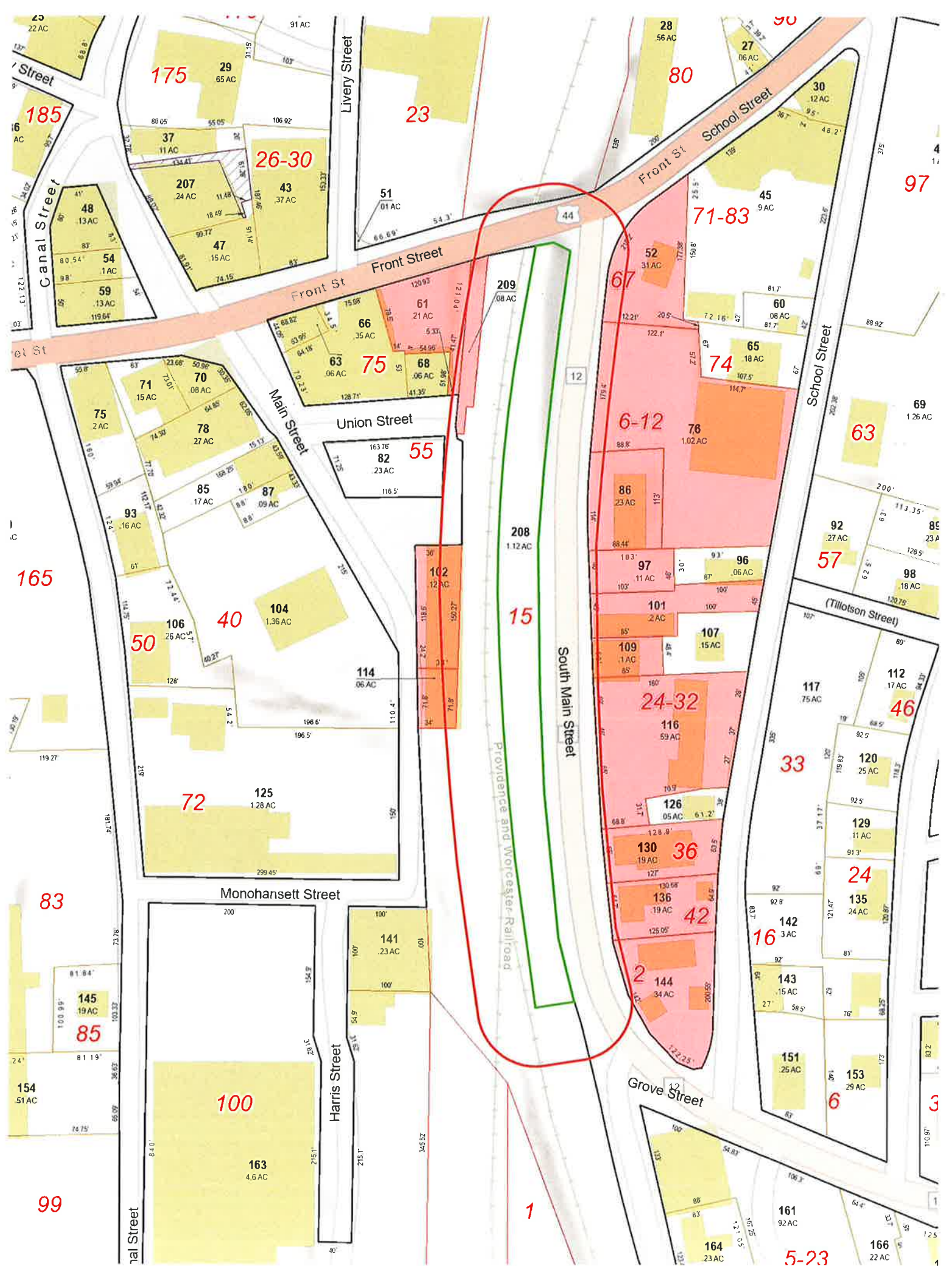
JJJ PROPERTIES LLC
172 HAMPTON ROAD
POMFRET CENTER, CT 06259

KB MART LLC
303 KENNEDY DR
PUTNAM, CT 06260

PUTNAM COMMERCIAL PROPERT
17 KENNEDY DRIVE
PUTNAM, CT 06260

PUTNAM DEPOT LLC
C/O JAMES DANDEREAU
80 CHASE RD
DAYVILLE, CT 06241

PUTNAM TOWN OF
200 SCHOOL ST
PUTNAM, CT 06260



PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2024-009

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10.9.2024
FEE: 160.00 5897
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: DOUGLAS PORTER - WBA
ADDRESS & TELEPHONE NO. 3 ROUTE 171 SUITE 1 WOODSTOCK CT 06281
- 2.) OWNER OF LAND ED & MARILYN DESAUNIER
ADDRESS 16 POMFRET STREET PUTNAM CT 06260
- 3.) PREMISES LOCATED AT: MAP 15 LOT 93 STREET CARD NO. _____
- 4.) ZONE PD AREA OF LOT .16 ACES FRONTAGE 124
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

SECTION 401 TABLE IV - 1

FRONT YARD 10' to 0'

CONCRETE SIDE YARD 10'

REAR 20' to 0'

SECTION 405 - BUILDING SEPARATION 10'

SECTION 603 - LANDSCAPING

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

H Douglas Porter 10/9/2024
SIGNATURE OF APPLICANT DATE



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

November 13, 2024

Dear Abutting Property Owner,

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Appeal # 2024-009 Douglas Porter-WBA request for a variance for the front yard from the required 10' down to 0, and rear yard from the required 20' down to 0. Property located at 16 Pomfret Street, Town Assessors Map 15, Lot 93, Zoned PD.

If you have any questions or concerns, please feel free to submit them in writing to the Building/Land Use Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda B. Roy
Recording Secretary

112 MAIN ST LLC
3118 33RD LANE NE
OLYMPIA, WA 98506

DESAULNIER EDWARD & MARY
16 POMFRET STREET
PUTNAM, CT 06260

ICB ENTERPRISE INITIATIVE
1429 ROUTE 169
WOODSTOCK, CT 06281

ICB ENTERPRISE INITIATIVE
1429 RT 169
WOODSTOCK, CT 06281

JWH PROPERTIES LLC & VIRT
781 BOSTON POST RD UNIT 4034
MADISON, CT 06443

PUTNAM TOWN OF
PARKING LOT & DMV
200 SCHOOL ST
PUTNAM, CT 06260

SHOPPER TURNPIKE CORP
70 MAIN ST
PUTNAM, CT 06260



1 inch = 40 Feet



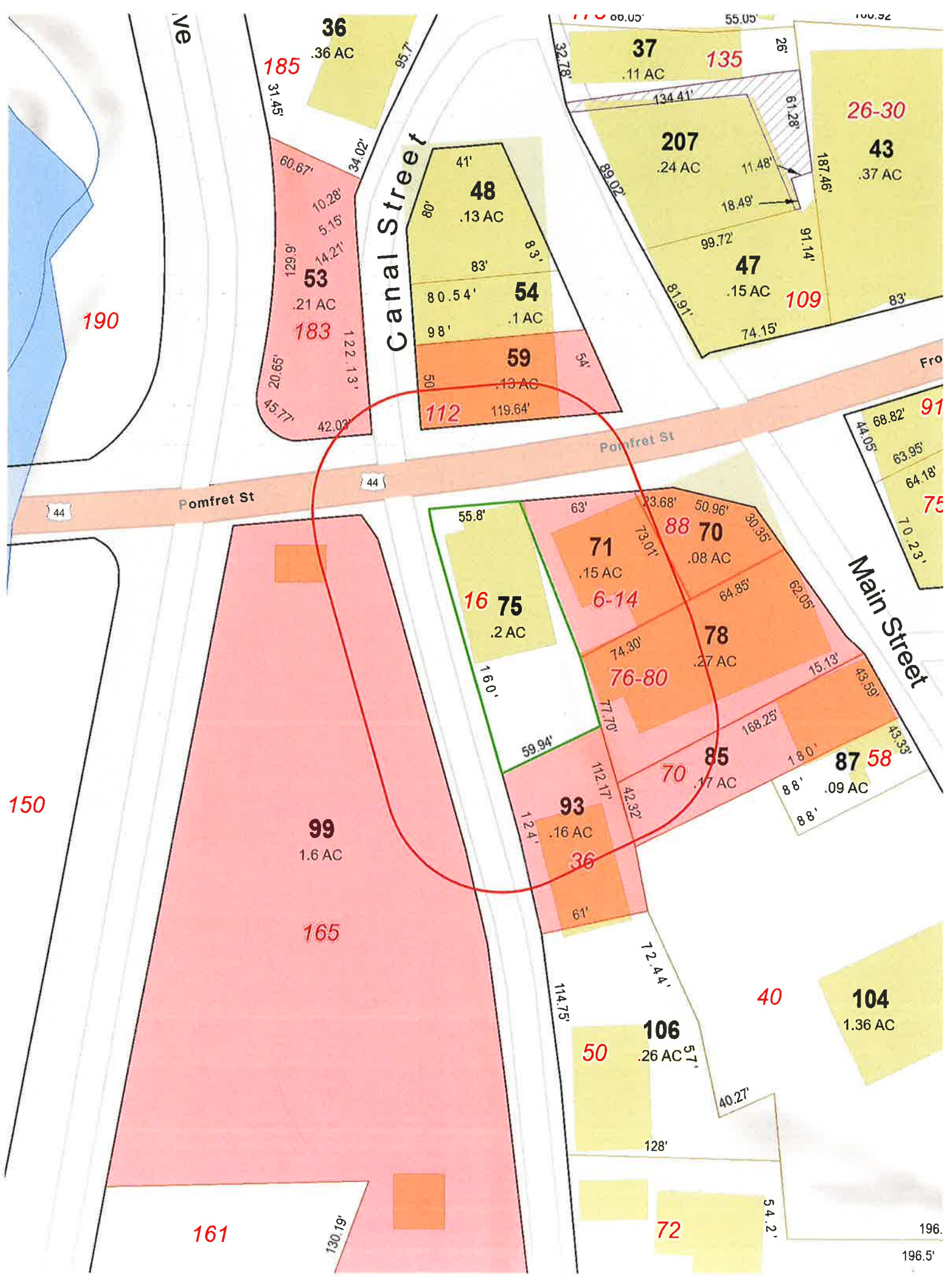
CAI Technologies
Precision Mapping. Geospatial Solutions.

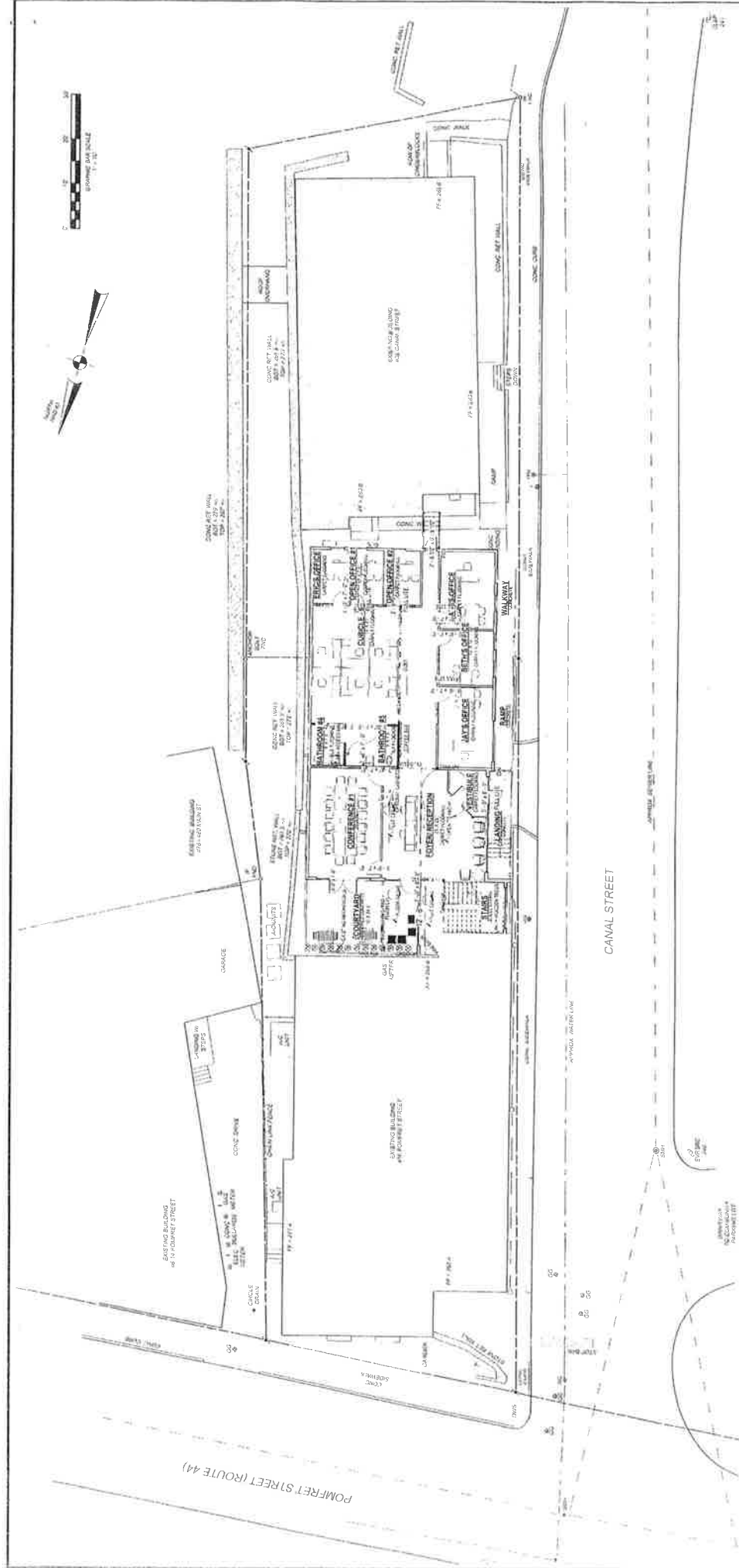
www.cai-tech.com

September 10, 2024



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PROPERTY SURVEY

WOODSTOCK BUILDING ASSOCIATES
16 POMFRET ST., 36 CANAL ST. - PUTNAM, CT

J&D CIVIL
ENGINEERS, LLC

JOY HAVENELLE HUNAD
N. GROSVENORDALE, CT 06253
860-923-2920

ED: APS	REVISIONS:
D-14B	

DATE: 24/2/09	DATE: 24/2/09
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 $1^{\circ} = 10'$

LEGEND

IRON ROD OR DRILL HOLE TO BE SET
ANGLE POINT
EXISTING IRON ROD OR DRILL HOLE
IDENTIFY PROPERTY LINE
BUTTING PROPERTY LINE
BUILDING SETBACK

[illegible]

MINIMUM LOT AREA: NO REQ
MINIMUM FRONTAGE: 50'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 0' IF NOT ADJUTTING ANOTHER ZONE
MINIMUM CORNER SIDE YARD: 10'

PROPERTY OWNER
EDWARD J. MARY (ON DESAITE) NER

REFERENCE USED
OUTNAMI LAND RECORDS VOL. 430 PG. 6 (LOT 75)
OUTNAMI LAND RECORDS VOL. 424 PG. 342 (LOT 33)
ASSESSORS REFERENCE
AP 15 (LOT 75, 93)

SURVEY NOTES

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-2 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 24, 2015. LARGELY THIS PROPERTY DETERMINES ZONING LOCATION ON RECONSTRUCTION.

BOUNDARY OF TERMINATION CATEGORY FIRST SURVEY / RESURVEY, OR ORIGINAL SURVEY

2.05% NAVIGATION SATELLITE SYSTEMS (GNSS) CONFIDENCE LEVEL CLASS G-1

1000

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over 2000 MW and in

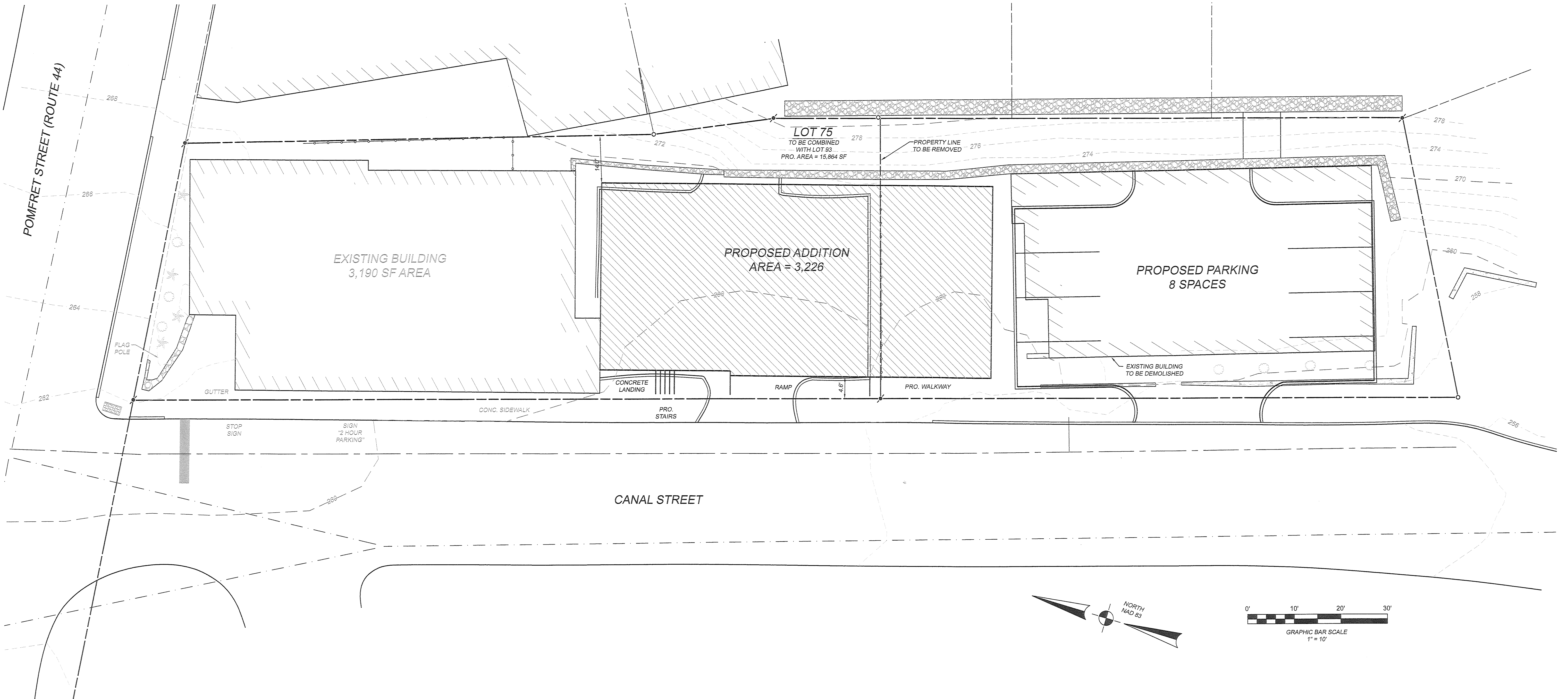
DOI: 10.1002/for

[illegible]

THIS MAP IS NOT VALID WITH

2024 JGD CIVIL ENGINEER

100



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: GENERAL LOCATION & TOPOGRAPHIC

PURPOSE: TO DEPICT PROPOSED CONSTRUCTION IN A PRELIMINARY MANNER TO OBTAIN SEVERAL VARIANCES FROM THE ZONING BOARD OF APPEALS.

HORIZONTAL ACCURACY: B
TOPOGRAPHIC ACCURACY: T-2

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.
THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

2. REFERENCE PLANS:
(A) "PROPERTY SURVEY PREPARED FOR EDWARD DESAULNIER, 16 POMFRET ST AND 36 CANAL ST, PUTNAM CT. BY J&D CIVIL ENGINEERS LLC. DATED NOVEMBER 12, 2024. SCALE 1" = 10"

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

DANIEL BLANCHETTE
DATE
31338
LICENSE
NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2024 J&D CIVIL ENGINEERS, LLC

ZONING COMPLIANCE TABLE, ZONE: PD

REGULATION	REQUIRED	PROVIDED
MINIMUM LOT AREA:	NONE	15,864 SF
MINIMUM FRONTAGE:	50 FT	305.52 FT
MINIMUM FRONT YARD:	10 FT	4 FT
MINIMUM SIDE YARD:	0 FT	90 FT
MINIMUM CORNER SIDE YARD:	10 FT	90 FT
MINIMUM REAR YARD:	20 FT	14 FT
MAXIMUM COVERAGE:	80%	68%
MINIMUM PARKING:	13 SPACES	8 SPACES

NOTE: SETBACKS IN THIS TABLE ARE BASED ON THE PROPOSED BUILDING.
PERCENT COVERAGE AND PARKING ARE BASED ON THE EXISTING AND PROPOSED BUILDINGS COMBINED.

PROPERTY OWNER
EDWARD J. & MARY LOU DESAULNIER

REFERENCE DEED
PUTNAM LAND RECORDS VOL. 630 PG. 6 (LOT 75)
PUTNAM LAND RECORDS VOL. 424 PG. 342 (LOT 93)

ASSESSORS REFERENCE
MAP 15 LOT 75, 93

LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED CONTOUR LINE
---	STONEWALL
---	UTILITIES
---	TREELINE
---	EROSION CONTROL DEVICES
---	LEACHING TRENCH
---	TEST PIT

PRELIMINARY SITE PLAN PREPARED FOR EDWARD DESAULNIER 16 POMFRET ST & 36 CANAL ST - PUTNAM, CT MAP 15 LOTS 75 & 93	
J&D CIVIL ENGINEERS, LLC 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920	
DESIGNED: APS CHECKED: JAB	REVISIONS:
JOB NO: 24209 SCALE: 1" = 10'	DATE: NOVEMBER 13, 2024 SHEET: 1 OF 1