

Planning & Zoning Commission Hybrid Meeting Minutes  
November 20, 2024, 7:00 P.M.  
Putnam Municipal Complex  
Room 201 Second Floor  
200 School Street  
Putnam, CT 06260

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

Agenda

Opened public hearing on Docket # 2024-08 Strategic Commercial Realty request for a site plan modification for the expansion of a previously approved gravel excavation to include an additional 2.3 acres. Property located at 300 River Road, Town Assessors Map 44, Lot 23, Zoned AG-2. John from Boundaries LLC reviewed the plans with the Commission. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2024-09 Route 44 Realty LLC request for a Certificate of Approval of Location including a waiver on landscaping along a residential zone as no lighting is proposed. Property located at 157 Providence Pike & 571 Liberty Highway, Assessors Map 27, Lots 29 & 35, Zoned HC. Norm Thibeault of Killingly engineering reviewed plans and the boundary where he was requesting the landscaping waiver. Nick Huston expressed concerns of the lighting facing out on Route 44 versus down and he would like it brought to the owner's attention. Motion by Lisa-Jean Clifford to close the public hearing second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the October 16, 2024, meeting.

Motion by Lisa-Jean to accept the minutes, second by Nick Huston

Liz Thompson, Nick Huston Douglas Taylor, and Lisa-Jean Clifford voted in favor. Patricia Hedenberg abstained as she was not in attendance.

Correspondence:

Unfinished Business:

New Business:

Docket # 2024-08 Strategic Commercial Realty request for a site plan modification.

Motion by Douglas Taylor to approve, second by Lisa-Jean Clifford. Patricia Hedenberg, Douglas Taylor, Nick Huston, and Lisa-Jean Clifford voted in favor. Liz Thompson voted in opposition.

Docket # 2024-09 Route 44 Realty LLC request for a Certificate of Approval of Location with the waiver. The Motion by Lisa-Jean Clifford to approve, second by Douglas Taylor. ALL WERE IN FAOVR

Docket # 2024-10 Walmart – 625 School Street- Site plan reviewed 2420 +/- S.F. expansion, new signs and parking lot improvements. Bruce Fitzback reviewed the site plan with the Commission.

Motion by Nick Huston to approve, second by Douglas Taylor. Patricia Hedenberg, Douglas Taylor, Nick Huston and Lisa-Jean Clifford voted in favor. Liz Thompson voted in opposition.

Other Business:

Accepting of New Applications for public hearing on December 18, 2024.

Wayne Langlois – 70 May Street – Special Permit – Swiss Screw Machine Shop

Motion by Nick Huston to accept the application for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR

Devon McCrillis – 17 Vine Street- Home Occupation Permit – Gunsmith and Coating Shop

Motion by Nick Huston to accept the application for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Motion by Lisa-Jean Clifford to add Theodore Altmeier to the agenda, second by Douglas Taylor. ALL WERE IN FAVOR.

Theodore Altmeier expressed his concerns about parked vehicles in the woods abutting his property stating, he recently filed a complaint regarding his concerns of the unregistered vehicles on and the effect it could have on the wetlands. The Inland Wetland Commission scheduled an onsite inspection. He would like the Zoning Commission to do an onsite inspection of the unregistered vehicles. The inspection is scheduled for Saturday December 14, 2024, at 10:00 A.M. The Commission members will meet at 379 Liberty Highway in front of the barn.

A lengthy discussion took place on the procedure for the acceptance of applications.

Motion by Lisa-Jean Clifford that Bruce Fitzback and Patricia Hedenberg would review the applications. Once they accept the application it would then be listed on the agenda under Accepting for New Applications for public hearing so that the Commission members are aware of upcoming applications scheduled for a public hearing. Second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Lisa-Jean Clifford to adjourn at 9:00 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy