

Planning & Zoning Commission Hybrid Meeting
December 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 # 2024-11 Wayne Langlois request for a Special Permit to operate a Swiss Screw Machine Shop. Property located at 70 May Street, Town Assessors Map 11, 208, Zoned GC. VOTE REQUIRED

Public hearing on Docket # 2024-12 Devon McCrillis request for a Home Occupation Permit to operate a Gunsmith and Coating Shop. Property located at 17 Vine Street, Town Assessors Map 20, Lot 140, Zoned R-10. VOTE REQUIRED

Regular Meeting:

Review the minutes of the November 20, 2024, meeting. VOTE REQUIRED

Correspondence:

Unfinished Business:

New Business: VOTE REQUIRED

Docket # 2024-11 Wayne Langlois-Special Permit - Swiss Screw Machine Shop - 70 May Street

Docket # 2024-12 Devon McCrillis-Home Occupation Permit-Gunsmith and Coating Shop-17 Vine Street
VOTE REQUIRED

Other Business: POSSIBLE VOTE REQUIRED

Accepting of New Applications for public hearing on January 15, 2024.

Discussion with Theodore Altmeier concerning 441 Liberty Highway property owner Robert Comtois.

Adjournment.

Topic: P&Z Zoom Meeting

Time: Dec 18, 2024, 06:45 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87440546301?pwd=GMw0s8QfijKTxkyaasMgeZ7Newq3pf.1>

Meeting ID: 874 4054 6301

Passcode: 2DCikn

By Phone:

- +1 929 205 6099 US (New York)

Meeting ID: 874 4054 6301

Passcode: 146164

Find your local number: <https://us06web.zoom.us/j/kbc41y2oIK>

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



TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Other, _____

Docket No. 2024-11
Date 10-30-2024
Fee: \$160.00 CL# 7683
Amount - Check No. _____

- 1.) Name of Applicant: Wayne Langlois
Address, Telephone No., & Email Address 7 Decubellis Court Putnam, CT. 06260 860-933-2531
wayne@jwswissmachine.com
- 2.) Owner of Land _____
Address, Telephone No., & Email Address 75 Hammond St Worcester, MA. 01610
- 3.) Location of Property 70 May Street Zone GC
Street Address _____
Assessor's Map No. 011 Lot No. 208
- 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.

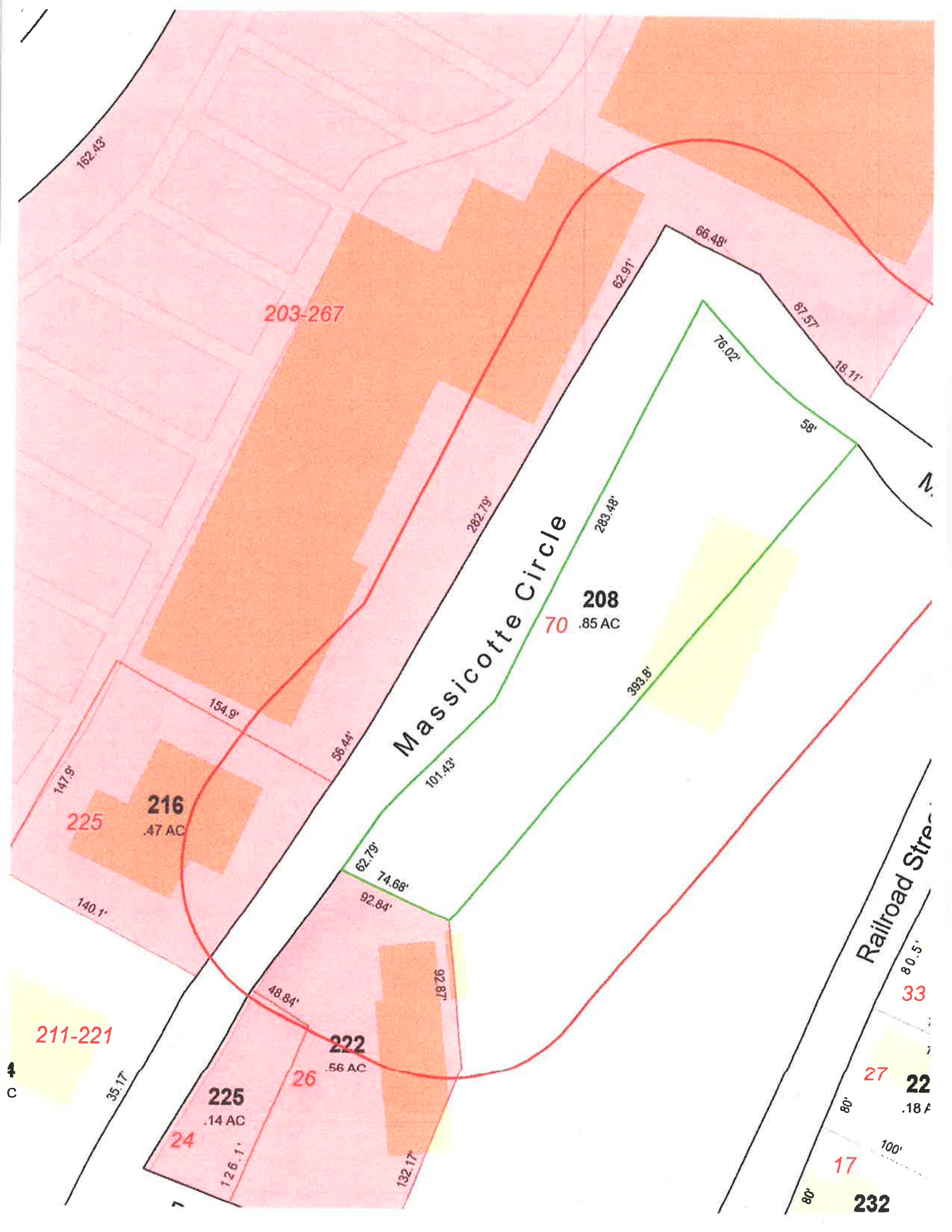
- 1) No Proposed site Development
2) light Industrial Swiss Screw Machine shop

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.

Date Accepted _____
Date Rejected _____

[Signature] 10-30-24
Signature of Applicant Date

Signature of Chairperson Date





100 feet Abutters List Report

Putnam, CT
October 21, 2024

Subject Property:

Parcel Number: 011-208
CAMA Number: 011-208-000
Property Address: 70 MAY ST

Mailing Address: PROVIDENCE AND WORCESTER
RAILROAD COMPANY
75 HAMMOND ST
WORCESTER, MA 01610-

Abutters:

Parcel Number: 011-161
CAMA Number: 011-161-000
Property Address: 203-267 KENNEDY DR

Mailing Address: PUTNAM DOWNTOWN LLC
2 CORPORATE DR STE 441
SHELTON, CT 06484

Parcel Number: 011-216
CAMA Number: 011-216-000
Property Address: 225 KENNEDY DR

Mailing Address: BAYSTATE INVESTMENT FUND LLC
1 KELLY SQUARE
WORCESTER, MA 01610

Parcel Number: 011-222
CAMA Number: 011-222-000
Property Address: 26 BUCK ST

Mailing Address: CORE HOLDINGS LLC
174 WEST QUASSET RD
WOODSTOCK, CT 06281

Parcel Number: 011-225
CAMA Number: 011-225-000
Property Address: 24 BUCK ST

Mailing Address: INTERNATIONAL IMMOBILIARE LLC
23 LIVERY ST
PUTNAM, CT 06260



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10/21/2024

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100 feet Abutters List Report

Putnam, CT
October 21, 2024

Subject Property:

Abutters:

Parcel Number: 011-161 CAMA Number: 011-161-000 Property Address: 203-267 KENNEDY DR	X	Mailing Address: PUTNAM DOWNTOWN LLC 2 CORPORATE DR STE 441 SHELTON, CT 06484
Parcel Number: 011-202 CAMA Number: 011-202-000 Property Address: 55 RAILROAD ST		Mailing Address: SCHWEND DAVID M & HELEN 55 RAILROAD ST PUTNAM, CT 06260
Parcel Number: 011-208 CAMA Number: 011-208-000 Property Address: 70 MAY ST		Mailing Address: PROVIDENCE AND WORCESTER RAILROAD COMPANY 75 HAMMOND ST WORCESTER, MA 01610-
Parcel Number: 011-211 CAMA Number: 011-211-000 Property Address: 45-47 RAILROAD ST		Mailing Address: GROVE JEROME P 26 BROOK TRAIL RD WAYLAND, MA 01778
Parcel Number: 011-217 CAMA Number: 011-217-000 Property Address: 39 RAILROAD ST		Mailing Address: DERY JEFFREY R & RICHARD A 39 RAILROAD ST PUTNAM, CT 06260
Parcel Number: 011-220 CAMA Number: 011-220-000 Property Address: 33 RAILROAD ST		Mailing Address: URBAN JACK & PATRICIA 33 RAILROAD ST PUTNAM, CT 06260
Parcel Number: 011-222 CAMA Number: 011-222-000 Property Address: 26 BUCK ST	X	Mailing Address: CORE HOLDINGS LLC 174 WEST QUASSET RD WOODSTOCK, CT 06281
Parcel Number: 011-223 CAMA Number: 011-223-000 Property Address: 27 RAILROAD ST		Mailing Address: OMOSIGHO JOY 27 RAILROAD ST PUTNAM, CT 06260
Parcel Number: 011-225 CAMA Number: 011-225-000 Property Address: 24 BUCK ST	X	Mailing Address: INTERNATIONAL IMMOBILIARE LLC 23 LIVERY ST PUTNAM, CT 06260
Parcel Number: 011-232 CAMA Number: 011-232-000 Property Address: 17 CORBIN ST		Mailing Address: HENRIQUES LISA & VERNON RICHARD L 260 SLATER HILL RD DAYVILLE, CT 06241
Parcel Number: 011-239 CAMA Number: 011-239-000 Property Address: 21 BUCK ST	X	Mailing Address: LAMBERT CYNTHIA S & MICHAEL J 21 BUCK ST PUTNAM, CT 06260

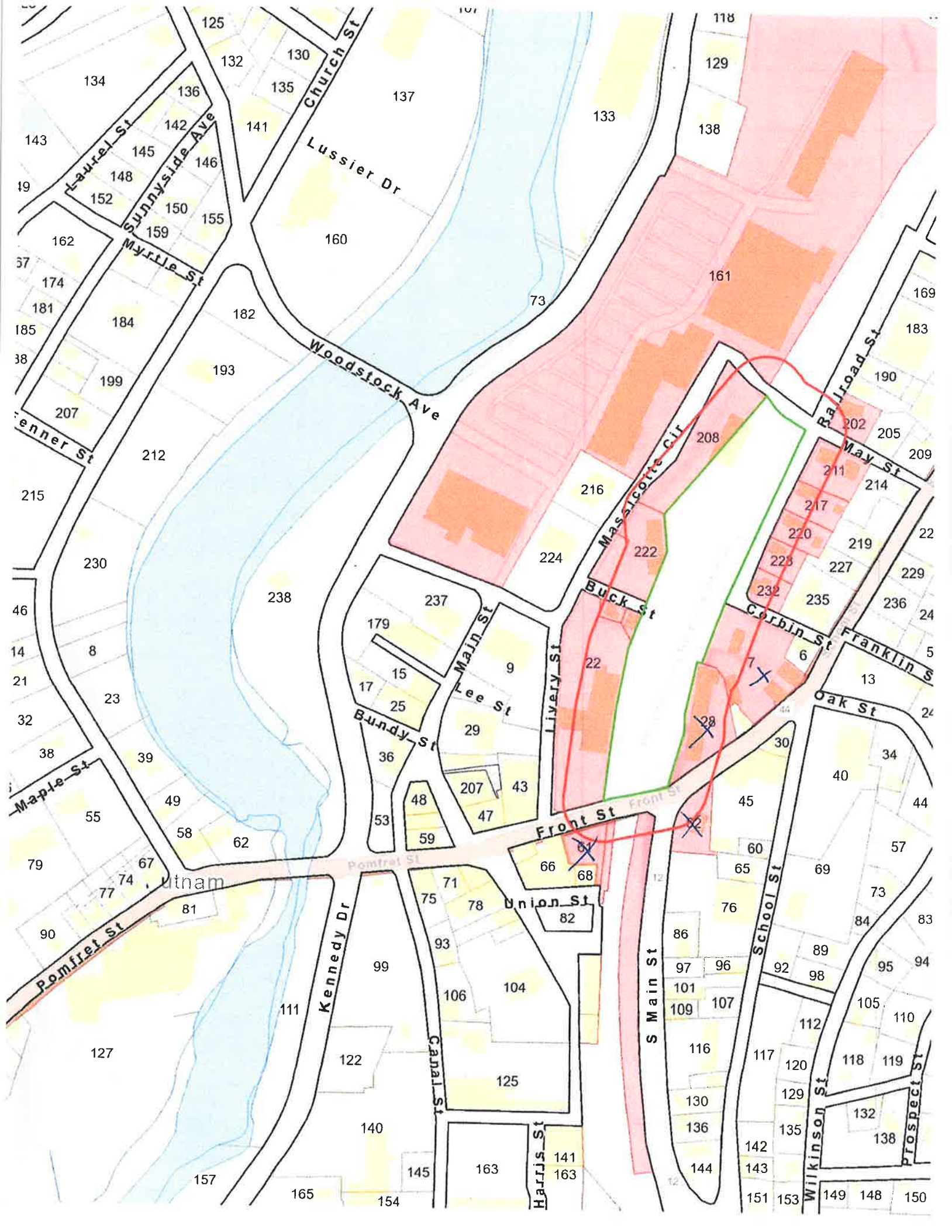


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1600.00 application fee

TOWN OF PUTNAM ZONING REGULATIONS

G. Notice of Decision

1. A copy of any decision on an application shall be sent by the Commission by certified mail to the applicant within fifteen (15) days after such decision is rendered. The Commission shall publish notice of the approval or denial of such application in the newspaper having a general circulation in the Town of Putnam.

H. Final Site Plan

1. Any application approved by the Commission without modifications or conditions shall become the final site plan. If the Commission approves an application with modifications or conditions, a final site plan that incorporates such modifications or conditions must be submitted to the Commission by the applicant within sixty-five (65) days of the date of approval. For good cause shown, the Commission may extend the time for filing the final site plan. If a final site plan is not filed within such sixty-five (65) day period or within any period of extension, the approval of the application for a zoning permit shall be void.
2. The Commission shall certify its approval of any application submitted in accordance with these regulations. The certificate of approval shall state that the approval will automatically expire five (5) years from the date of approval or such timeframe as referenced in state statute and shall specify such expiration date. The Commission shall issue no zoning permit until the final site plan has been approved by the Commission. The applicant shall file the final site plan and certificate of approval in the office of the Putnam Town Clerk and shall pay all required filing fees. No site plan and no zoning permit issued in connection with an application shall be effective until the Commission has certified its approval of the final site plan and have been filed in the office of the Putnam Town Clerk.

Section 114 -- Special Permits

A. Purpose

1. The Commission may hear and decide on applications for a Special Permit.
2. The purpose of the special permit regulations is to provide a comprehensive review of the proposed plan for the layout of the building(s), structure(s) or use(s) in relationship to the topographical, geological and other natural features of the land, and of the impact of the use(s) upon environment, health, safety, welfare and convenience of the members of the community. It is intended to ensure that the design and layout of the site and the proposed use(s) will constitute suitable and appropriate development in character with the neighborhood and will not result in a decrease in property values or a detriment to the present and potential use of the area in which it is to be located. Special permit procedures are also intended to assure that proposed buildings, structures and uses will provide for the maintenance of air, surface-water and groundwater quality and will not be detrimental to existing sources of potable water or other natural or historic resources.

TOWN OF PUTNAM ZONING REGULATIONS

B. When Required

A special permit must be issued by the Commission before any person may establish or change any land use, or use, erect, construct, move, enlarge, or alter any building or structure, in whole or in part, if the use, structure or building resulting from such activity is listed as a Special Permitted Use under Section 304 of these regulations for the zone in which it would be located. The issuance of a special permit under this Section of these regulations fulfills the requirement for the issuance of a zoning permit under Section 113.

C. Applications

1. Applications for special permits shall be filed with the Commission on a form provided by the Commission. Five copies of each application shall be submitted, accompanied by three (3) copies of a site plan in ink at a scale of one inch equal to no more than forty (40) feet and showing:

- a. All the information specified for a site plan under Section 113 of these regulations.
- b. The nature and amount of any hazardous materials or wastes to be produced, used, stored or disposed of on the lot, and the manner in which such production, use, storage or disposal will be carried out.
- c. The nature of existing land uses on abutting properties.
- d. The names of all owners of record of property abutting or within one hundred (100) feet of the lot to which the special permit would apply.
- e. The location of rock outcropping slopes in excess of fifteen (15) percent, soil types and forested areas on the lot.
- f. The location and description of any measures to be used to prevent soil erosion and sedimentation.
- g. The location and a description of any proposed surface or subsurface drainage improvements, facilities or structures.
- h. The location of soil test pits and test borings and a description of the soils encountered in such pits or borings.
- i. The location of any areas subject to flooding during a 100-year flood, as shown on the most recent Flood Insurance Rate Map prepared by the Federal Emergency Management Agency.
- j. The location and nature of any proposed landscaping, buffer areas or screening, and any existing or proposed fences or walls.

TOWN OF PUTNAM ZONING REGULATIONS

The filing of a site plan subject to the application for a special permit under this Section 114 shall supersede and alleviate the need to file a separate site plan application under Section 113 of these regulations.

2. Each application for a special permit shall also be accompanied by three (3) copies of:
 - a. A traffic report indicating existing traffic conditions at normal and peak travel times for, at a minimum, any road abutting or passing through the lot affected by the application and any road within the area directly impacted by the traffic generated by the proposed use of such lot, and also indicating the projected impact of the proposed use on such traffic conditions.
 - b. The schedule for any construction or other development activities, including, but not limited to, erection of or other work on any buildings or structures, grading, removal of vegetation, landscaping and drainage improvements.

D. Waiver of Certain Requirements for Special Permits

1. The Commission may waive any of the requirements for site plans under Section 113 of these regulations if the Commission determines that the requirements sought to be waived are not reasonably necessary to a proper disposition of the application.
2. No waiver under this Section shall be granted unless the applicant submits to the Commission, in writing, at the time of and together with the submission of the application, a request for a waiver specifying the requirements that the applicant seeks to have waived and the reasons why the applicant believes those requirements should be waived. The Commission shall act on such requests no later than thirty-five (35) days after the submission of the application, and written notice of any decision shall be mailed or delivered to the applicant. The failure of the Commission to act on any request for a waiver within such time shall be deemed to be a denial of the request.

E. Additional Requirements for Applications

1. The Commission may, within thirty-five (35) days after the submission of an application for a special permit, require the applicant to submit additional information if the Commission finds that such information is necessary or would be helpful in determining whether the proposed buildings, structures or uses conform to these regulations. Such information may include, but is not limited to, the following:
 - a. Chemical analyses of existing surface water and groundwater.
 - b. Hydrological analyses of runoff and peak flows, both before and after development
 - c. Analyses of local air quality, both before and after development.

TOWN OF PUTNAM ZONING REGULATIONS

- d. Depths to seasonal high groundwater levels and bedrock.
 - e. Analyses of wildlife habitats on the near the site and the impact of the proposed use on such habitats.
 - f. A description of vegetation types, including any rare or endangered species, on the lot to be used under the application.
 - g. A list of other federal, state or municipal permits or licenses that the applicant will need to implement the uses applied for the status of any applications for such permits or licenses.
 - h. Architectural drawings of any proposed buildings or structures.
 - i. Existing and proposed (finished grade) contours at intervals of no less than two (2) feet over the entire area of the lot that would be built upon, graded, altered or otherwise affected by the proposed use, and within one hundred (100) feet of that area, and existing contours at intervals of no less than ten (10) feet over the remaining area of the lot.
2. If the applicant elects to furnish the additional information required by the Commission, the applicant shall file with the Commission a written consent to the extension, for an additional period of thirty-five (35) days of the time within which the Commission would otherwise be required by law to commence a public hearing. If the applicant declines or fails to furnish the additional information, the Commission shall proceed to act upon the application pursuant to these regulations.

F. Criteria for Evaluation

1. In deciding upon any application for a special permit, the Commission shall consider the following criteria in addition to the other applicable criteria set forth in other sections of these regulations:
- a. The size and intensity of the proposed use and the impact of such use on neighboring property.
 - b. The potential for creation of a nuisance to neighboring properties, whether by noise, air or water pollution, offensive odors, smoke, dust, vibrations or other effects of the proposed use.
 - c. The convenience and safety of vehicular and pedestrian movement on the site, and the impact of the proposed uses on existing local traffic.
 - d. Accessibility of emergency vehicles, e.g., police, fire and emergency transportation vehicles.

TOWN OF PUTNAM ZONING REGULATIONS

- e. The adequacy of proposed methods for disposal of wastes, particularly with regards to any materials that could use an adverse effect on ground water or wetlands.
- f. The potential for, and the adequacy of measures for the prevention of surface water and ground water pollution, soil erosion and sedimentation, increased runoff, and changes in groundwater levels.
- g. Measures for dealing with runoff and surface pollutants from driveway and parking areas.
- h. The compatibility of the design, layout and operation of the proposed buildings, structures or uses with nearby properties and the impacts on the enjoyment, usefulness and value of nearby property.
- i. The degree of population concentration and building density resulting from the proposed uses and the availability and adequacy of existing fire and police protection, transportation, water, sewage, facilities, schools or other public facilities to meet the needs of the uses.
- j. The impact of the proposed uses on existing or potential local water supplies and recharge areas.
- k. The existence and protection of important natural and historic resources.
- l. The impact of the proposed uses on wildlife and plant habitats.

G. Conditions

- 1. The Commission may place on any special permit whatever conditions the Commission may reasonably deem necessary to assure that any proposed building, structure or use (1) will conform to the standards and limitations set forth in these regulations; (2) will protect the rights of individuals and the health, safety, welfare and convenience of local residents and the community; (3) will protect local property values; and (4) will meet the specific standards set forth in this Section and, where applicable, any special permit criteria that may be required to meet the conditions of other sections of these regulations. The conditions may relate to, without limitation, the architectural and spatial design and layout of buildings, structures and uses; provisions for lighting, parking, loading, surface and subsurface drainage, sanitary facilities, waste disposal, vehicle and pedestrian circulation, landscaping, screening, and protection of the environment and of natural and historic resources; construction or other development schedules; and hours of operation of the proposed building, structure or use. The Commission may also condition the issuance of any special permit on the posting of a bond or other security, in an amount and with surety satisfactory to the Commission, to secure the performance of all conditions and the completion of all improvements required under such special permit.

TOWN OF PUTNAM ZONING REGULATIONS

2. All buildings, structures and uses for which a special permit is required under these regulations must meet the applicable standards set forth throughout these regulations and, in addition, the following standards:
 - a. **Preservation of landscape.** The landscape shall be preserved in its natural state insofar as practicable by minimizing grading and the removal of vegetation and soil. Where vegetative cover does not exist, or has been removed, new plantings may be required. Finished site contours shall depart only minimally from the character of the natural site and the surrounding properties.
 - b. **Relation of Buildings to Environment.** The proposed project or development shall be related harmoniously to the terrain and to the use, scale and siting of existing buildings in the vicinity of the site. All buildings and other structures shall be sited to minimize disruption of the topography. Strict attention shall be given to the proper functional, visual and spatial relationships of all structures, buildings, landscaped elements and paved areas.
 - c. **Buffer Areas.** All buffered and/or screened areas, including setback areas (landscaped and usable), shall be so designed as to be consistent and compatible with any residential uses in the vicinity.
 - d. **Circulation.** With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives and parking, special attention shall be given to the location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community or public facilities, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
 - e. **Surface Water Drainage.** Special attention shall be given to proper surface drainage so that surface waters will not adversely affect neighboring properties or public storm drainage facilities, will not obstruct the flow of vehicular or pedestrian traffic, and will not create standing water in paved or pedestrian areas. All surface water drained from roofs, streets, parking lots and other site features shall be disposed of in a safe and efficient manner that will not create problems of water runoff or erosion on the site or on neighboring sites or pollution of surface water or groundwater. Insofar as possible natural drainage courses and swales shall be properly stabilized, and drainage-impounding areas shall be used to dispose of water on the site through natural percolation to a degree equivalent to that prior to development. Also, appropriate erosion control measures shall be employed, including slope stabilization measures and the seeding of exposed areas to replace vegetative cover.
 - f. **Ground Water Recharge and Quality Preservation.** Ground water recharge shall be maximized, and ground water quality shall be protected. Various techniques may be required to maximize recharge, such as perforated drainpipes, pervious pavement, reduction of structure area, or reduction of lot coverage. Where ground water elevations are close to the surface, extra site grading precautions may be required to maintain the protective function of the overburden.

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- g. **Utilities.** The placement of electric, telephone, or other utility lines and equipment shall be underground where possible, so located as to provide no adverse impact on groundwater levels and coordinated with other utilities.
- h. **Other Site Features.** Exposed storage or utility areas, exposed machinery installations, and service areas shall be designed with screen plantings, fencing or other screening methods to be compatible with the environment and the surrounding properties.
- i. **Safety.** All open and enclosed spaces shall be designed to facilitate evacuation and maximize accessibility by fire, police and other emergency personnel equipment.
- j. **Neighboring Properties.** The proposed uses shall not adversely affect the enjoyment, usefulness and value of the properties in the general vicinity thereof or cause undue concentration of population or structures.
- k. **Natural and Historic Resources.** The proposed uses shall not unreasonably destroy, damage or threaten locally significant natural or historical resources.

H. Public Hearing Required

A public hearing in accordance with Section 8-3c of Chapter 124 of the General Statutes of the State of Connecticut shall be held prior to issuing a decision on a special permit application within sixty-five (65) days after its receipt of an application for a special permit, the Commission shall start a public hearing on the application. For the purposes of this Section, the day of receipt of an application shall be deemed to be the day of the next regularly scheduled meeting of the Commission immediately following the day of submission of the application to the Commission or its authorized agent, or thirty-five (35) days after such submission, whichever is sooner. The hearing may be continued one or more times, but it must be concluded no later than thirty-five (35) days after the date of commencement.

- 1. No Special Permit shall be granted until a public hearing in relation thereto has been held at which parties in interest and citizens shall have the opportunity to be heard.
- 2. Notice of the time and place of such hearing shall be published in a newspaper having substantial circulation in the town at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, the last not less than two (2) days prior to the date of such hearing, and by sending a copy thereof by certified mail to the applicant.
- 3. All applicants or their agents requiring a public hearing under the provisions of these Regulations shall be responsible for notifying owners of property located within 100 feet of the subject property. With the submission of any such application to the Commission, the applicant shall provide:

TOWN OF PUTNAM ZONING REGULATIONS

- a. A list of the names and addresses of owners of property located within 100 feet of (including directly across any street(s), watercourse or waterbody from) the subject property. The latest records of the Putnam Tax Assessor shall be utilized to determine the owner of each property.
 - b. Notices from the applicant to the surrounding property owners shall be sent via Certified U.S. Mail.
4. Prior to the date of the Commission's Public Hearing, the applicant shall submit:
- a. The Certificate of Mailing; and
 - b. A list of the property owners to whom the notices were sent.

I. Decision

Within sixty-five (65) days after the completion of the public hearing, the Commission shall either: (1) approve the special permit and the site plan as submitted; (2) approve the special permit with conditions or modifications, as provided under these regulations; or (3) deny the special permit. The Commission shall state the reasons for its decision on its records. Notice of decision shall be published in the form of a legal advertisement in a newspaper having a substantial circulation in the Town of Putnam, and addressed by certified mail to the applicant, under the signature of the clerk or secretary of the Commission in any written, printed, typewritten or stamped form, within fifteen (15) days after the decision has been rendered.

J. Extensions of Time

The applicant may consent to extensions of the time period for (1) commencing a public hearing after the receipt of an application; (2) concluding a public hearing; and (3) rendering the decision. The total extension of any such period shall be no longer than the original period as specified in these regulations.

K. Filing and Recording of Special Permits

Any special permit issued under these regulations shall not become effective until copies of the permit are: (1) filed in the office of the Putnam Town Clerk; and (2) recorded in the Putnam Land Records. The copy of special permit to be filed and recorded in the Putnam Land Records shall be certified by the Commission and shall: (1) contain a description of the premises to which it relates; (2) specify the nature of the special permit; (3) state the regulation under which the special permit is issued; and (4) state the names of all owners of record of the premises. The applicant or record owner shall be responsible for filing and recording the special permit and shall pay all filing and recording fees.

Property Location 70 MAY ST
Vision ID 1065

Account # 003487

Map ID 0111/208/000/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 998
Print Date 8/23/2022 7:23:04 PM

CURRENT OWNER

PROVIDENCE AND WORCESTER RA
COMPANY

75 HAMMOND ST

WORCESTER MA 01610-

Alt Prci ID 012071-00
Survey Traffic Census District Class GIS ID
Light 9031 INDUSTRIAL
011-208

L.O.
I/E NBHD Gro NHBD Unsold Co City

Assoc Pld#

6116
PUTNAM, CT

RECORD OF OWNERSHIP

PROVIDENCE AND WORCESTER RAILROA
GAUTHIER GEORGE P

BK-VOL/PAGE 0403 0088 0202 0296

SALE DATE 06-03-2002

QU VI U V

SALE PRICE 18,000 24 0

Year Code Assessed Year Code Assessed Year Code Assessed

2021 200 144,200 2020 200 144,200 2019 200 144,200

200 50,100 200 50,100 200 39,400

EXEMPTIONS

Year Code Description

Amount

Code

Description

Number

Amount

Comm Int

Other Assessments

Total

ASSESSING NEIGHBORHOOD

Nbhd Code Nbhd Name

Amount

Code

Description

Number

Amount

Comm Int

Batch

DM3

NOTES

ADDRESS CHANGE FROM 15 TO
70 MAY ST.
ABUTS RR TRACKS
2011 BP8849 ELEC REPAIR
RADIANT FLOOR HEAT

BUILDING PERMIT RECORD

Permit ID 6953 Issue Date 11-03-2004 Type NC Description New Construct Amount 218,280 Insp Date 10-31-2005 % Comp 100 Date Comp 10-31-2005 Comments Construct 60 x 125 x 20 pre en

Total Appraised Parcel Value 333,800

LAND LINE VALUATION SECTION

B Use Code Description Zone LA Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd. Nbhd Adj Notes Location Adjustme Adj Unit Pric Land Value

1 2-11 Commercial GC 0.850 AC 75,000 1.12352 5 1.00 1 1,000 0 84,262.5 71,600

Total Card Land Units 0.850 AC Parcel Total Land Area 0.8500 Total Land Value 71,600

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 180,900
Appraised Xf (B) Value (Bldg) 25,100
Appraised Ob (B) Value (Bldg) 56,200
Appraised Land Value (Bldg) 71,600
Special Land Value 0
Total Appraised Parcel Value 333,800
Valuation Method 1

VISIT / CHANGE HISTORY

Date 04-09-2014 06-11-2013 02-11-2008 01-25-2008 10-31-2005 ID DM DB AD LK RC Type Is Cd 20 00 00 12 01 Purpose/Result DM Returned, Info correct Meas. & Listed Meas. & Listed Meas. - Int. Est.

VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	96	Ind/Comm			
Grade	11	C			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	08	Radiant			
AC Type	06	Partial			
Bldg Use	2-11	Commercial			
Total Rooms	2				
Total Bedrms					
Total Baths					
Extra Fixtur					
Heat/AC	00	None			
Frame Type	05	Steel			
Baths/Plumbing	01	Light			
Ceiling/Wall	00	None			
Rooms/Prtns	01	Light			
Wall Height	20.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS/L / XF - BUILDING EXTRA FEATURES/B

Code	Description	LB	Units	Unit Price	Yr Bld	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
FN3	Fence 6'	L	1,110	22.50	2005	G		75		1.00	18,700
PAV1	Paving Asphalt	L	25,000	2.00	2005	G		75	C	1.00	37,500
OVD	Overhead Door	B	504	10.00	2005			86		0.00	4,300
MEZ1	Mezzanine Unf	B	2,250	9.00	2005			86		0.00	17,400
AC	Central Air Parti	B	1,320	3.00	2005			86		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
------	-------------	-------------	------------	----------	-----------	----------------

BAS	First Floor	7,500	7,500		37.99	284,925
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Ttl Gross Liv / Lease Area		7,500	7,500			284,925
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BAS

125

60

60

125

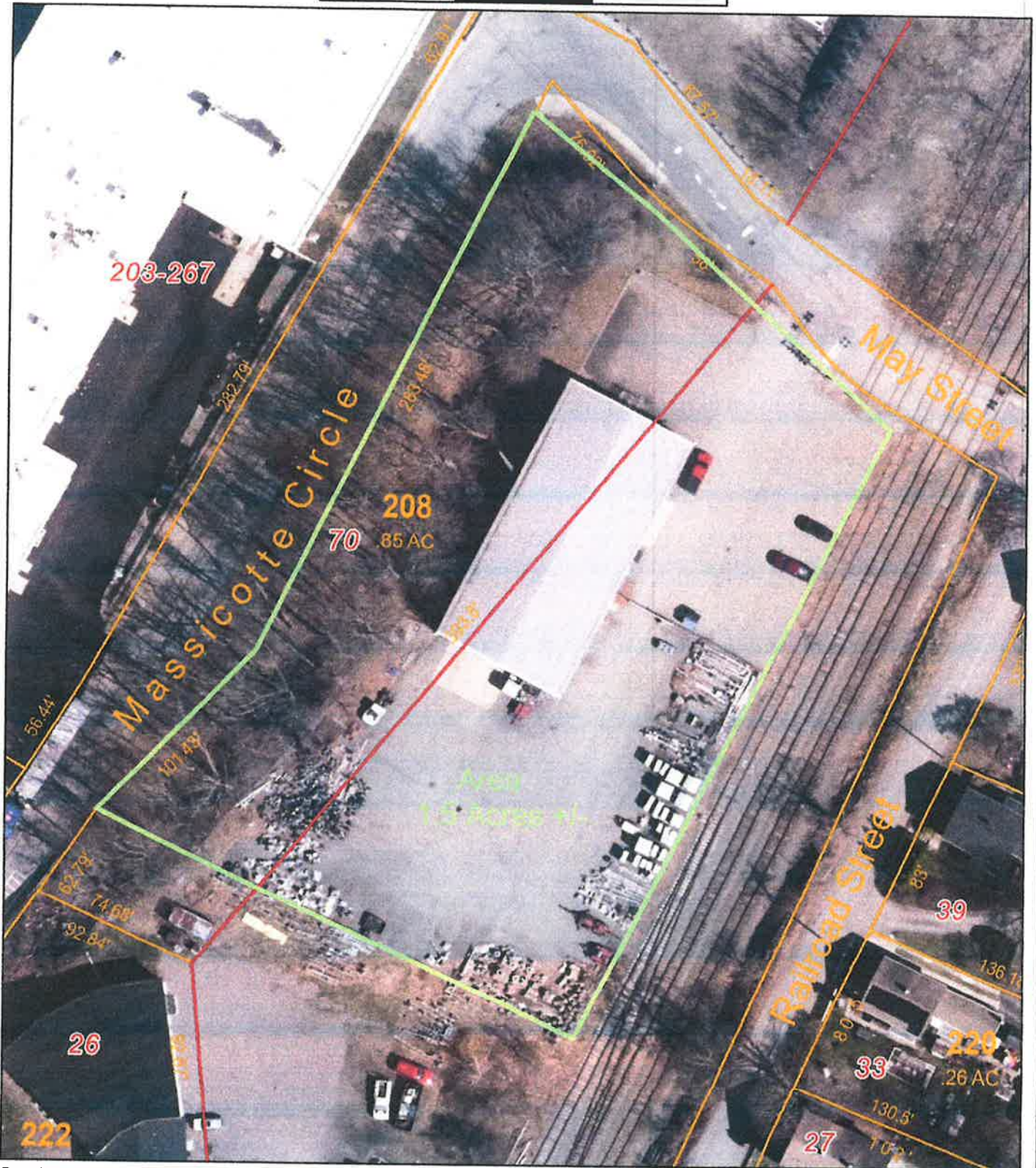


Putnam, CT

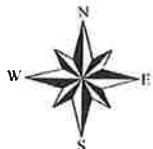


CAI Technologies
Pioneering. Measuring. One platform. One goal.

October 21, 2024



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70 May St

Putnam, CT

1 inch = 150 Feet



www.cai-tech.com

September 12, 2022



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REAL ESTATE PURCHASE AND SALE AGREEMENT

AGREEMENT made and entered into as of the day of , 2024, by and between PROVIDENCE AND WORCESTER RAILROAD COMPANY, a Massachusetts corporation having an office at 75 Hammond Street, Worcester, Massachusetts 01610, and acting herein by (the "Seller"), and WAYNE F. LANGLOIS, of 7 Decubellis Court, Putnam, Connecticut 06260, and JAMES M. LANGLOIS, of 239 Liberty Highway, Putnam, Connecticut (the "Buyers").

WITNESSETH:

WHEREAS, the Seller owns a certain commercial property situated on the Premises located at, and known as, 70 May Street, in the Town of Putnam, County of Windham and State of Connecticut, that are more particularly set forth and described in Exhibit A, (the "Premises"); and

WHEREAS, the Buyers wish to purchase from the Seller, and the Seller desires to sell to the Buyers, said Premises upon the terms and conditions as hereinafter set forth; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is hereby agreed by and between the parties as follows:

1. PREMISES TO BE SOLD. The Buyers shall purchase and acquire from the Seller, and the Seller shall sell and transfer to the Buyers, the said Premises locate at Street, in Putnam, Connecticut more particularly described in Exhibit A, hereafter attached.

2. PURCHASE PRICE AND ALLOCATION. The purchase price for the Premises shall be Eight Hundred Twenty-Five Thousand (\$825,000.00) Dollars, payable as follows:

(a) By way of deposit to be held in escrow	\$ 10,000.00
as set forth below	

(b) By way of first mortgage financing to be obtain by the Buyers, as set forth below	\$ 630,000.00
(c) By way of a bank cashier's or attorney's Clients fund check at time of closing	<u>\$ 185,000.00</u>
	\$ 825,000.0

3. DEPOSIT. The deposit will be held in escrow, pending closing by Bachand, Longo & Higgins – Attorneys at Law. No interest will be due or accrue with respect to the deposit.

4. CLOSING. The closing shall take place at the offices of the Buyers' attorneys; Bachand, Longo & Higgins, 168 Main Street, in Putnam, Connecticut, within ten (10) days of issuance of a necessary final (non-appealable) special permit, and any other required municipal land use permits, required by the Town of Putnam to facilitate the Buyers' intended use of the Premises for their intended light manufacturing use. In any event, a final closing shall take place within one hundred twenty (120) days of the date of this contract, and the Buyer shall have the right to extend said date for an additional period not to exceed one hundred thirty (30) days in the event they have approval applications pending and in process with the Town of Putnam at the time of said deadline. The Buyers shall promptly take such action as is necessary to submit an application for said special permit with the Town of Putnam and shall be responsible for payment of all costs and expenses incurred. The Seller agrees to reasonably cooperate with the Buyer in connection with the submission of said application, including furnishing such consents to the filing of the same, as may be required by the Town of Putnam.

5. CONTINGENCIES. The Buyer's obligations under this Agreement are expressly conditioned upon satisfaction of the following contingencies:

(a) Mortgage Financing: This Agreement is expressly made contingent upon the ability of the Buyers to obtain first mortgage financing for the proposed transaction, in an amount not more than \$630,000.00 to be amortized in not less than thirty (30) years, with interest not to exceed prevailing rates for commercial mortgages. If such a commitment is not obtained by December 15, 2024, this Agreement may be terminated, at the option of either party upon written notice given to the non-terminating party by 5:00 p.m. on said date. Upon such termination, the deposit monies will thereupon be returned to the Buyers.

(b) Premises Inspection and Use Confirmations. The Buyers obtaining, at their expense, such confirmations and/or inspection reports, from qualified personnel, that the Premises, structures, facilities, fixtures, improvements, systems and external ground areas are suitable, to their reasonable satisfaction, for their intended use and business purposes. This condition will be deemed satisfied unless the Buyers deliver to the Seller written notice that such confirmations and/or inspection reports indicate the Premises are unsuitable, or that Buyers' intended use is not permitted 'as of right' under the Putnam Zoning Regulations, by not later than forty-five (45) days from the date of execution of this Agreement. If inspections disclose a material defect in the conditions of the Premises (material defects being defined herein as structural damage or deficiencies costing collectively more than \$5,000.00 to repair) not acceptable to Buyers, then Buyers may notify Seller of the defects and deficiencies and provide Seller with copies of all inspection reports, along with a written request for remedy within 30 days of notice of the deficiencies, if any. Upon any such notification from the Buyers, the Seller shall respond in writing within seven (7) business days from receipt of Buyers' notification conveying Seller's decision to repair such defects, renegotiate the Agreement, or terminate the Agreement. If Seller refuses to correct the defect(s) or terminates the Agreement, or if no renegotiated Agreement is reached, then this Agreement shall terminate upon written notice by either party and the deposit monies will be thereupon returned to the Buyers.

(d) Environmental Due Diligence Inspections. In addition to the foregoing inspections, the Buyers obtaining, at their cost and expense, an acceptable Phase I Environmental Report pertaining to the Premises, by not later than forty-five (45) days from the date of execution of this Agreement. In the event such Report reveals existing conditions that are not acceptable to the Buyers, the Buyers may notify the Seller of such unacceptable conditions and provide the Seller with a copy of such Phase I Report, along with a written request for rectification of any such conditions by the Seller. Upon receipt of any such notification and Report from the Buyers, the Seller shall respond in writing within seven (7) business days from receipt of Buyers' notification conveying Seller's decision to rectify such conditions, renegotiate the Agreement, or terminate the Agreement. If Seller refuses to correct the defect(s) or terminates the Agreement, or if no renegotiated Agreement is reached, then this Agreement shall terminate upon written notice by either party and the deposit monies will be thereupon returned to the Buyers. If said Report also indicates that a Phase II Environmental inspection of the Premises should be performed, and the parties are unable to agree as to payment for the costs of the same, then this Agreement may also be terminated by Buyers upon written notice to the Seller and the deposit monies will thereupon be returned to the Buyers. In the event said environmental study indicates that the conveyance of the Premises by the Seller to the Buyers will be subject to the requirements of the Connecticut Transfer Act, the Seller shall be responsible for compliance with the same.

6. DOCUMENTS TO BE DELIVERED BY THE SELLER AT CLOSING.

At the time of closing, the Seller shall execute and deliver to the Buyers the following documents and instruments:

- (a) A Warranty Deed conveying marketable title to the Premises, together with the required state and town conveyance taxes due.
- (b) Such other documents and/or records as may be reasonably required to complete the transaction contemplated by this Agreement

7. REPRESENTATIONS AND WARRANTIES OF SELLER. The Seller represents and warrants to the Buyers as follows:

(a) The Seller is the sole owner of the Premises being sold and transferred to the Buyer; that the same are free and clear of any mortgage, pledge, lien, lease, security interest, encumbrance, and that the Seller has good right, title and authority to sell said Premises to the Buyers;

(b) The Seller has no actual knowledge, without investigation, of any state or local land use regulatory violations pertaining to the Premises, and has received no notice of the same from any state or local land use regulatory office or official;

(c) The Seller has no actual knowledge, without investigation, of any pending claims or litigation, threatened, pending or asserted, pertaining to the Premises;

(d) To the best of Seller's knowledge, the equipment and building operating systems (including, plumbing, heating, electric, cooling, air handling, water supply and sewage systems) being conveyed are presently in good working order and condition and shall be sold AS-IS at the time of closing, without any expressed or implied warranties excepting only Seller's warranty of title with respect to the Premises.

(e) The Seller is a corporation, duly organized, validly existing and in good standing and authorized to do business in the State of Connecticut.

8. **TITLE EXCEPTIONS.** The Premises will be conveyed subject to the following:

- a. Any restrictions or limitations imposed or to be imposed by governmental authorities, including the zoning and planning and other land use rules and regulations of the Town of Putnam, if any.
- b. Taxes, water and sewer use charges due the Town of Putnam which become due and payable after the date of the delivery of the deed.
- c. Any statement of facts which an accurate survey or physical inspection of the Premises would disclose, provided the same does not render title unmarketable.
- d. All matters that the Buyer's Title Insurance Company is willing to insure over without additional premium or indemnity and that, in the exercise of Buyers' commercially reasonable business judgment, do not have a material adverse impact on the ownership, operation or value of the Premises.
- e. All other matters affecting title to the Premises as to which Buyer has actual knowledge.

The Buyers agree to assume and pay, as part of the consideration for the deed, all such taxes, sewer assessments and installments, and sewer use charges that become due and payable after the delivery of the deed.

9. **INSURANCE AND RISK OF LOSS.** The Seller assumes all risk of loss by fire or other casualty to the buildings on said Premises, until the time of the delivery of the deed. If such loss or damage shall occur prior to the delivery of the deed, the Seller shall be allowed a reasonable time thereafter, not to exceed thirty (30) days after the date for the delivery of the deed hereunder, within which to repair or replace such loss or damage. In the event the Seller shall not repair or replace such loss or damage within said time, the Buyers shall have the option as follows:

- a. of terminating this agreement; or
- b. of accepting a deed conveying said Premises in accordance with all the provisions of this Agreement, upon payment of the aforesaid purchase price, and of receiving

the benefit of all insurance monies recovered or to be recovered on account of such loss or damage, less the amount of any monies actually expended by the Seller on said repairs.

10. DEFAULT. In the event the Buyers, through no fault of the Seller, fail to perform any of the obligations hereinbefore set forth, they shall forfeit all claims to the Premises described herein. If the Seller defaults under this Agreement, and the Buyers are not in default, the Buyers shall have the option of (i) terminating this Agreement upon written notice to the Seller, and, in which case, both Seller and Buyer shall be relieved of any further liability, or (ii) seeking specific performance of this Agreement.

11. BROKER AND COMMISSION. The parties, represent, acknowledge and confirm that REMA Bell Park Real Estate is the broker to this transaction, and that the Seller shall be responsible for payment of the real estate commission that will come upon the closing of this transaction.

12. ADJUSTMENTS. Adjustments to the purchase price; for real estate taxes, sewer use charges and fuel oil; shall be made at the time of closing, to the date of closing, in accordance with the customs of the Windham County Bar Association.

13. NOTICES. All notices and other communications provided for herein shall be in writing and shall be sent to the address set forth below (or such other address as a party may hereafter designate for itself by notice to the other parties as required hereby) of the party for whom such notice or communication is intended, via US Mail, postage prepaid to the respective parties at their addresses as set forth above.

14. SURVIVAL OF REPRESENTATIONS AND OBLIGATIONS. The representations and obligations of the parties as provided and set forth in this Agreement shall not be discharged or dissolved upon but shall survive the closing.

15. ENTIRE AGREEMENT. This Agreement contains the full and complete understanding of the parties and supersedes all other agreements, arrangements, representations and communications, either oral or written, with respect to the purchase and sale of the Premises contemplated herein. This Agreement shall not be modified or amended, except by written agreement of the parties hereto or their legal representatives, heirs, assigns or successors, and shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs and assigns.

16. APPLICABLE LAW. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Connecticut.

17. ASSIGNABILITY. Without the prior written consent of Seller, Buyers shall not, directly or indirectly, assign this Agreement or any of its rights hereunder. Any attempted assignment in violation hereof shall, at the election of Seller, be of no force or effect and shall constitute a default by Buyers. Notwithstanding the foregoing, the parties acknowledge and agree that the Buyers may elect to take title to the Premises in the name of a Connecticut limited liability company, or corporation, of which the Buyes will be the principal Members or majority shareholder-owners.

18. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original; and all of which together shall constitute one and the same Agreement,

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date hereinabove set forth.

Providence and Worcester Railroad
Company
Seller

Witness:

By: _____

Witness:



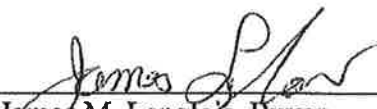
Edwin C. Higgins, III

: 

Wayne F. Langlois, Buyer



Lisa Kuhn



James M. Langlois, Buyer

STATE OF

ss.

County of

On this the 23rd day of _____, 2024, before me,
the undersigned officer, personally appeared _____, who acknowledged
himself to the _____ of Providence and Worcester Railroad Company, a corporation,
and that he as such Officer, being authorized so to do, executed the foregoing instrument for
the purposes therein contained, by signing the name of said corporation by himself as such
officer..

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

/Notary Public
My Commission Expires:

STATE OF CONNECTICUT

ss: Putnam

County of Windham

On this the 23rd day of October, 2024, before me, Edwin C. Higgins, III, the
undersigned officer, personally appeared Wayne F. Langlois and James M. Langlois, known
to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same for the purposes therein contained,
as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Edwin C. Higgins, III
Commissioner of the Superior Court

EXHIBIT A

1304.

BOOK 403 PAGE 88

WARRANTY DEED- Statutory Form

To All People to Whom these Presents shall Come, GREETING:

KNOW YE, THAT, I, GEORGE GAUTHIER, presently of the Town of Windham, County of Windham and State of Connecticut, for the consideration of EIGHTEEN THOUSAND AND 00/100THS---(\$18,000.00)--- DOLLARS, received to my full satisfaction of PROVIDENCE AND WORCESTER RAILROAD COMPANY, a Massachusetts corporation having an office and place of business at 75 Hammond Street, Worcester, Massachusetts 01610, with Warranty Covenants,

All of the Releasors right, title and interest in and to May Street, being Parcel C as shown on a map entitled "Subdivision of Land - owned by GEORGE GAUTHIER, Street Providence St., May St. & Massicotte Cir Town of Putnam State of Connecticut Scale 1 inch = 50 feet Date September 21, 1988 Albert L. Fitzback, L.L.S. 28 Front Street Putnam, Connecticut" which map is on file in the Putnam Land Records.

Said parcel contains 0.85 acres.

Signed, Sealed and Delivered
In the presence of:

Witness: John J. McGrath, Jr.

Witness: Deryl L. Smith


GEORGE GAUTHIER

STATE OF CONNECTICUT)

) ss. Willimantic

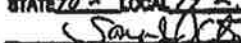
May 20th, 2002

COUNTY OF WINDHAM)

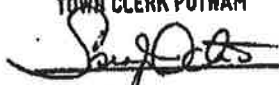
On this the 20th day of May, 2002, before me, John J. McGrath, Jr., the undersigned officer, personally appeared, GEORGE GAUTHIER, known to me (or satisfactorily proven) to be person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.


John J. McGrath, Jr.
Commissioner of the Superior Court

Latest Mailing Address of Grantee:
75 Hammond Street
Worcester, MA 01610

CONVEYANCE TAX RECEIVED
STATE 20th LOCAL 12th

TOWN CLERK OF PUTNAM, CT

TOWN CLERK PUTNAM


02 JUN '03 PH 4:25

T

081064 / 12-04

J&W SWISS MACHINE LLC
40 PARKER ROAD
N. GROSVENORDALE, CT 06255

**WEBSTER FIRST
FEDERAL CREDIT UNION**
WEBSTER, MA 01570

7683
53-8659/2113
10/30/2024

PAY TO THE
ORDER OF Town of Putnam

\$ **160.00

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

DOLLARS 

Town of Putnam
200 School Street
Putnam, CT 06260



MEMO
Special Permit Zoning

Wayne J...


MP

Details on back.
Security Features included



TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Other, _____

Docket No. 2024-12
Date 11-9-2024 Rec'd 11-14
Fee: 160 254 2024
Amount - Check No. 11-14

- 1.) Name of Applicant: Devon McCrillis
Address, Telephone No., & Email Address 17 Vine Street
- 2.) Owner of Land Devon + Erin McCrillis
Address, Telephone No., & Email Address 17 Vine Street
- 3.) Location of Property 17 Vine Street Zone R-10
Street Address
Assessor's Map No. 20 Lot No. 140

- 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.

I would like a special Permit of Exception for a Customary Home Occupation. My intent is to start a small business gunsmithing and coating. I will need to apply for a Federal Firearms License (FFL) (07 Manufacturing) And in order to do this I will need a business license from the Town. I will not be manufacturing with heavy equipment, but only out of pre-made parts. I fully intend to follow all Regulations Highlighted in Section 706, and am happy to draft a letter of intent. The "manufacturing" FFL07 simply covers me to carry out the tasks I am trying to do, with existing firearms and parts. Thank you for your Consideration.

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]
Signature of Applicant

11-9-2024
Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



17 Vine St

Putnam, CT

1 inch = 100 Feet



December 12, 2024

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441 Liberty Highway Aerial

Putnam, CT

1 inch = 300 Feet



www.cai-tech.com

November 27, 2024



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