

Planning & Zoning Commission Hybrid Meeting Agenda
January 15, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda

Review the minutes of the December 18, 2024 meeting. VOTE REQUIRED

Correspondence:

Unfinished Business:

New Business:

Other Business:

Discussion on the upcoming POCD

Accepting of New Applications for public hearing on February 19, 2025 meeting if applicable.

Adjournment.

Topic: P&Z Zoom Meeting

Time: Jan 15, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89778063839?pwd=9N3SpjFXs3RwbaYFH5fHGidVrwe5pE.1>

Meeting ID: 897 7806 3839

Passcode: 5X0nXz

By phone

Dial by your location

• +1 929 205 6099 US (New York)

Meeting ID: 897 7806 3839

Passcode: 205616

Find your local number: <https://us06web.zoom.us/u/ku7MC3eXT>

Planning & Zoning Commission Hybrid Meeting Minutes
December 18, 2024 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

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

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. The application was withdrawn prior to the meeting, no public hearing was held.

Opened 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. Nathan Newell & Devon McCrillis were present. Devon McCrillis explained that prior to receiving a federal license he needed to obtain local approvals and have a registered business. He stated there would be no walk-up traffic, no target practice, no signage, and no retail sales. He would be adhering to all Federal Regulations. Elizabeth Thompson questioned if he had contacted the neighbors. He responded that he had not done so and would send letters out as required. Bruce Fitzback would like the federal regulations at the next meeting. Motion by Nick Huston to continue the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Regular Meeting:

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

Motion by Lisa-Jean Clifford, second by Douglas Taylor. Patricia Hedenberg, Douglas Taylor, Elizabeth Thompson and Lisa-Jean Clifford voted in favor. Nick Huston abstained from voting as he had not had the opportunity to review the minutes.

Correspondence Received:

Notifications from the Town of Killingly for a proposed solar field and the Town of Woodstock for a proposed Verizon cell tower. Information was received from the Connecticut Bar Association of an upcoming online seminar on land use law.

Unfinished Business: None

New Business:

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

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

Motion by Nick Huston to table to next meeting, second by Douglas Taylor. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing on January 15, 2025.

Motion by Patricia Hedenberg to add an application from Don Dicostanzo & Clay Hay to the agenda, second by Nick Huston. ALL WERE IN FAVOR.

Upon review of the application, various emails sent, and voice mail left by Bruce Fitzback, no additional information required for the application was received.

Motion to reject the application as it is incomplete, second by Douglas Taylor. ALL WERE IN FAVOR.

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

An onsite inspection took place on Saturday December 14th @ 10:30 A.M. The Commission members did not discuss the complaint while on the inspection. The members present were Patricia Hedenberg, Elizabeth Thompson, Douglas Taylor, Lisa-Jean Clifford and Nick Huston.

Elizabeth Thompson stated there was no need to have vehicles in the woods around wetlands, if they were to be located by the road it would be addressed and being located in the woods shouldn't matter.

Douglas Taylor agreed with Elizabeth Thompson.

Bruce Fitzback spoke with Robert Comtois and his plans are to come to Connecticut in the Spring or Summer to go through and clean up the area. He informed Bruce that with his father's passing he had inherited the vehicles. They were moved to his property and the father's house went up for sale.

Theodore Altmeier expressed his concerns in length of the removal of the vehicles. He is concerned about what access they would be utilizing when the house was sold as it appeared he was using his father's driveway to access his rear lot.

The Commission discussed it being more of an issue for the Blight Officer not under the P & Z Commission.

Theodore Altmeier disagreed and read aloud the definition of a junkyard as stated in the Zoning Regulations. He expressed concerns of sales with no access and there is no legitimate access.

Motion by Patricia Hedenberg to refer to the Blight Officer, second by Elizabeth Thompson. ALL WERE IN FAVOR.

Z.E.O Updates:

Bruce Fitzback updated the Commission on the trailer being lived in on Killingly Avenue and another one that is located on Five Mile River Road.

He briefly reviewed 112 Old Road and his findings.

A complaint was received regarding a camper located at 6 Nancy Drive on the side of the road which he is addressing.

Motion by Nick Huston to adjourn at 8:10 PM., second by Douglas Taylor. 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.

Town of Putnam Plan of Conservation & Development

Planning & Zoning Commission: Goals & Concerns Worksheet

November 2024

This PoCD section will cover the Town's Planning & Zoning Commission activity, assess efforts, and establish goals on areas including:

- Regulation Development
- Permitted Uses and Level of Review (Administrative vs. Special Permit, etc.)
- Major Municipal Investments
- Subdivisions and Multifamily Housing
- Commercial and Economic Growth

Considering all of the above, please add notes in the following broad areas:

Significant events of the past ten years (victories, losses)

Concerns for the next decade

Goals and Hopes