

Zoning Board of Appeals Hybrid Meeting
January 21, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Appeal #2024-009 Douglas Porter-WBA request for variances for the front yard setback from the required 10' down to 0, the side corner yard setback from 10' down to 7' and the rear yard setback from the required 20' down to 7' for a proposed addition to 16 Pomfret Street. Property located at 36 Canal Street, Town Assessors Map 15, Lot 93, Zoned PD and 16 Pomfret Street, Town Assessors Map 15, Lot 75, Zoned PD for the two properties to become one for the proposed addition at 16 Pomfret Street.

Regular Meeting:

Review minutes of the December 17, 2024 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2024-009 Douglas Porter, WBA - 16 Pomfret Street- Front yard variance of 10 feet, side corner yard of 3 feet, & Rear yard of thirteen feet.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the February 18, 2025 meeting.

2026 Plan of Conservation and Development discussion.

Adjournment.

Topic: ZBA Zoom Meeting

Time: Jan 21, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87417690230?pwd=oJQfyT3VwOTYlAD5PfGJlpRq3DkXGy.1>

Meeting ID: 874 1769 0230

Passcode: 9eGpzA

By Phone:

929 205 6099 US (New York)

Meeting ID: 874 1769 0230

Passcode: 821597

Zoning Board of Appeals Hybrid Meeting Minutes
December 17, 2024, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

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

Agenda:

Opened 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. Bruce Fitzback reviewed the plans with the Board. Motion by Scott Zadora to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Opened 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 36 Canal Street, Town Assessors Map 15, Lot 93, Zoned PD. Douglas Porter was present. Bruce Fitzback reviewed the plans with the Board. Mr. Newman, as an abutter and owner of the Shopper's Guide building, expressed concerns regarding the retaining wall located to the rear of his property and its relation to the stability of his property. Douglas Porter stated that he was having an engineering report done once received he would submit to the Board regarding his application. Motion by Marnie Ciquera to waive the fee for the change in application, second by Glenn Godley. ALL WERE IN FAVOR. Motion by Marnie Ciquera to continue the public hearing to January 21, 2025, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the October 15, 2024 meeting.

Motion by Mike Bogdanski to accept the minutes, second by Glenn Godley. Joseph Nash, Scott Zadora, Mike Bogdanski and Glenn Godley voted in favor. Marnie Ciquera abstained as she was not present at the meeting.

Correspondence: None

Public Participation:

New Business:

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

Motion by Mike Bogdanski to approve, second by Marnie Ciquera. ALL WERE IN FAVOR

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

Motion by Mike Bogdanski to table, second by Marnie Ciquera. ALL WERE IN FAVOR.

Other Business:

Meeting schedule 2025

Motion by Mike Bogdanski to hold the meetings on the third Wednesday of the month at 7:00 P.M.,
second by Glenn Godley. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing for the January 21, 2025 meeting. None

Motion by Mike Bogdanski to adjourn at 7:30 P.M., second by Marnie Ciquera. 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. 2024-009
Modification

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 1/2/2025
FEE: _____
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 & MARY LOU DESAUNIER
ADDRESS 16 POMFRET STREET PUTNAM CT 06260
3.) PREMISES LOCATED AT: MAP 15 LOT 93 & 75 STREET CARD NO. _____
4.) ZONE PD AREA OF LOT 15864 SF FRONTAGE 124+125.49

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

FOR THE PROPOSED ADDITION TO 16 POMFRET STREET
36 CANAL STREET WILL BE MERGED INTO 16 POMFRET STREET

VARIANCE REQUEST

SECTION 401	FRONT YARD	10'	to	0'
	SIDE & CORNER YARD	10' <td>to</td> <td>7'</td>	to	7'
	REAR YARD	20' <td>to</td> <td>7'</td>	to	7'

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

H. Desautels 1/2/2025
SIGNATURE OF APPLICANT DATE

Town of Putnam
Zoning Board of Appeals
Legal Notice

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on January 21, 2024, at 7:00 P. M. in Room 201 at the Putnam Municipal Complex, located at 200 School Street, Putnam, CT. The public hearing was continued from the December 17, 2024, meeting with requested modifications to the application as discussed with the Zoning Board of Appeals.

Appeal #2024-009 Douglas Porter-WBA request for variances for the front yard setback from the required 10' down to 0, the side corner yard setback from 10' down to 7' and the rear yard setback from the required 20' down to 7' for a proposed addition to 16 Pomfret Street. Property located at 36 Canal Street, Town Assessors Map 15, Lot 93, Zoned PD and 16 Pomfret Street, Town Assessors Map 15, Lot 75, Zoned PD for the two properties to become one for the proposed addition at 16 Pomfret Street.

Joseph Nash, Chairperson

Meeting information will be available on the Town of Putnam website prior to the meeting.

Please publish in your January 9, & 16, 2025 publications.

Thank you, Brenda.



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

January 14, 2025

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on January 21, 2025, 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 #2024-009 Douglas Porter-WBA request for variances for the front yard setback from the required 10' down to 0, the side corner yard setback from 10' down to 7' and the rear yard setback from the required 20' down to 7' for a proposed addition to 16 Pomfret Street. Property located at 36 Canal Street, Town Assessors Map 15, Lot 93, Zoned PD and 16 Pomfret Street, Town Assessors Map 15, Lot 75, Zoned PD for the two properties to become one for the proposed addition at 16 Pomfret Street.

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

CENTREVILLE BANK
1218 MAIN STREET
WEST WARWICK, RI 02893

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

DESAULNIER EDWARD J & MAR
22 DEERWOOD DRIVE
DANIELSON, CT 06239

114-120 MAIN STREET LLC
101 MACKIN DRIVE
GRISWOLD, CT 06351

ECE REALTY LLC
58 MAIN ST
PUTNAM, CT 06260

CENTREVILLE BANK
1218 MAIN STREET
WEST WARWICK, RI 02893

ICB ENTERPRISE INITIATIVE
1429 ROUTE 169
WOODSTOCK, CT 06281

DESAULNIER EDWARD & MARY
16 POMFRET STREET
PUTNAM, CT 06260

ICB ENTERPRISE INITIATIVE
1429 RT 169
WOODSTOCK, CT 06281

ICB ENTERPRISE INITIATIVE
1429 ROUTE 169
WOODSTOCK, CT 06281

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

ICB ENTERPRISE INITIATIVE
1429 RT 169
WOODSTOCK, CT 06281

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

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

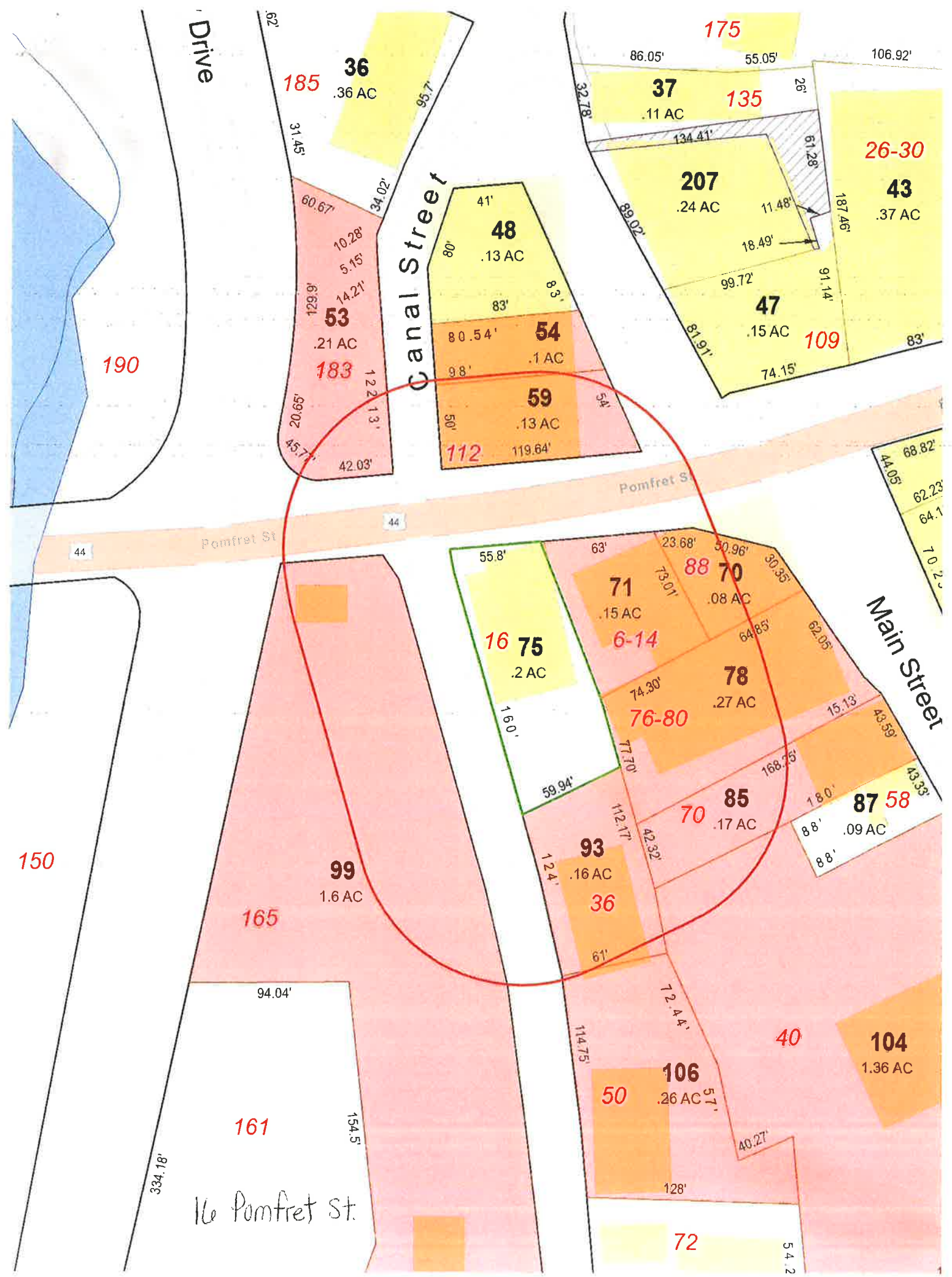
RBC REALTY LLC
66 MAIN ST
PUTNAM, CT 06260

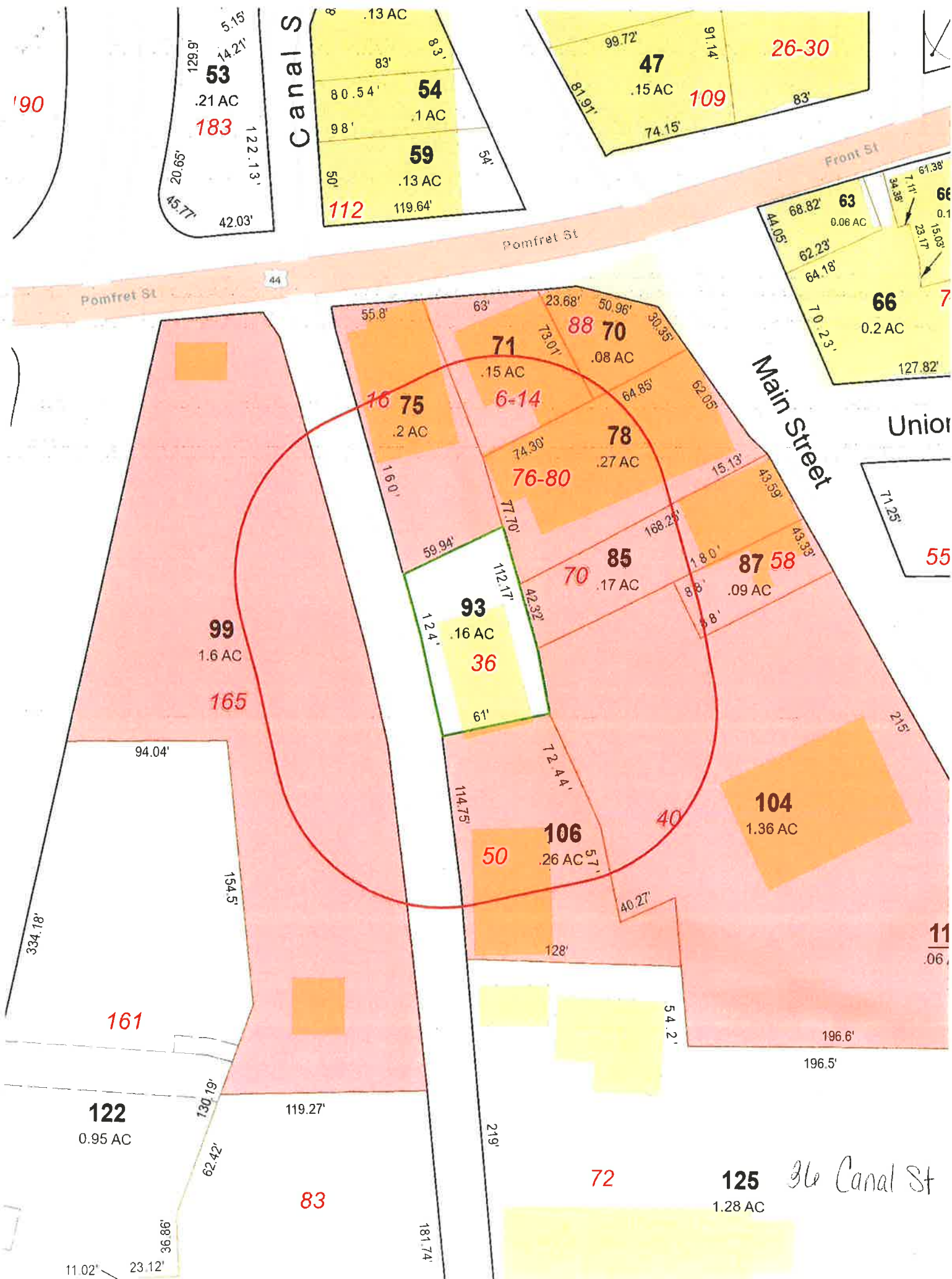
PUTNAM TOWN OF
PARKING LOT & DMV
200 SCHOOL ST
PUTNAM, CT 06260

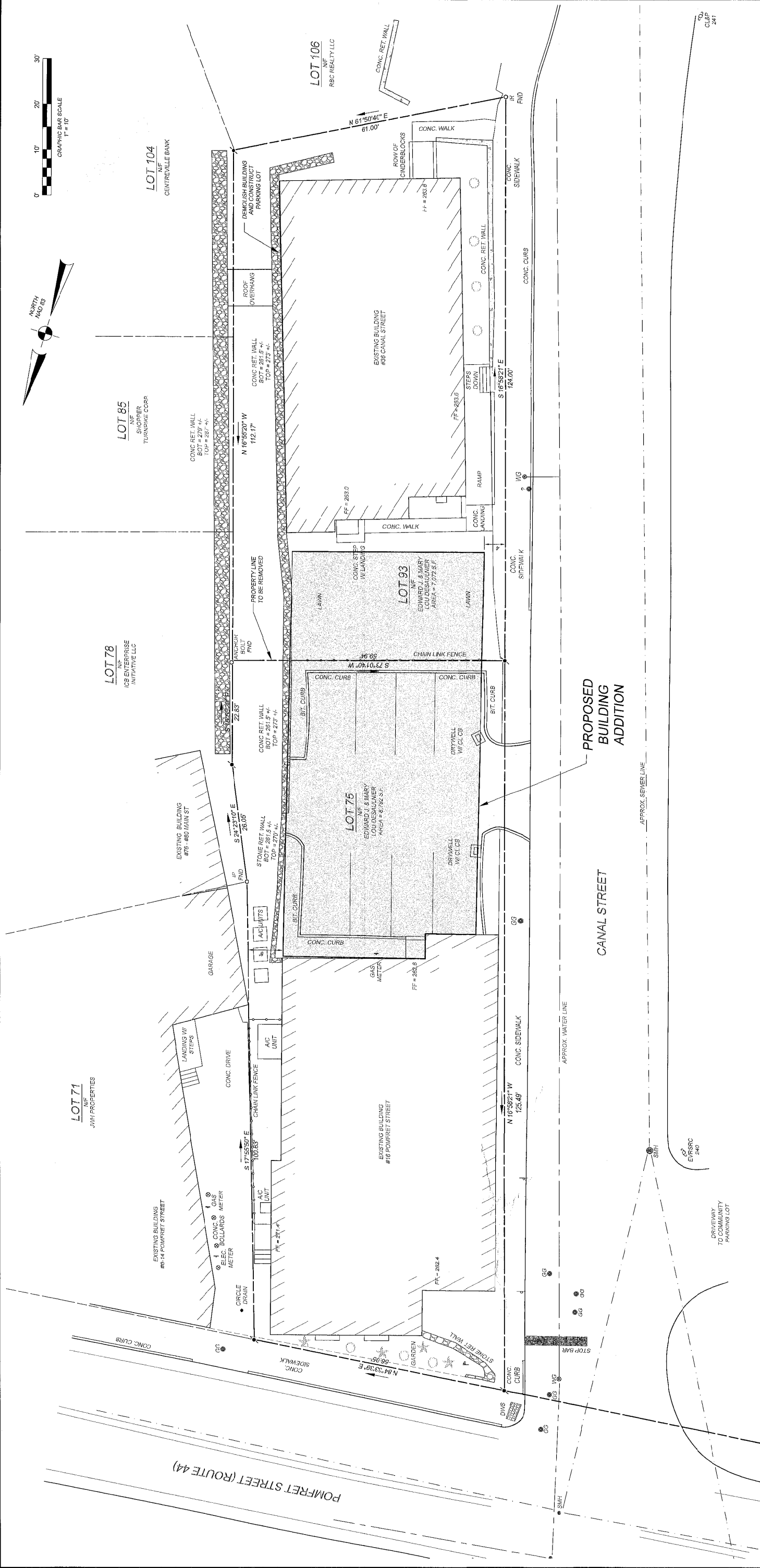
SHOPPER TURNPIKE CORP
70 MAIN ST
PUTNAM, CT 06260

RBC REALTY LLC
66 MAIN ST
PUTNAM, CT 06260

SHOPPER TURNPIKE CORP
70 MAIN ST
PUTNAM, CT 06260







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 SPECIFICATIONS FOR THE PRACTICE OF SURVEYING IN THE STATE OF CONNECTICUT, INC. ON AUGUST 28, 2019.
2. REFERENCE PLANS:
(A) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF PUTNAM, POMFRET AND FRONT STREET, FROM LITTLE RIVER EASTERLY TO SOUTH MAIN STREET, ROUTE US 44," DATED MARCH 31, 1938, SCALE 1" = 40', REVISED MAY 24, 1946.
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE, AND VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

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

DANIEL BLANCHETTE
12/11/24
21039
DATE LICENSE #

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

ZONING INFORMATION:
ZONE: PD
MINIMUM LOT AREA: NO REQ.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 0' IF NOT ABUTTING ANOTHER ZONE
MINIMUM CORNER SIDE YARD: 10'
MINIMUM REAR YARD: 20'

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

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

- IRON ROD OR DRILL HOLE TO BE SET
- ANGLE POINT
- EXISTING IRON ROD OR DRILL HOLE
- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK

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 AVALON ROAD
N. GROSVEENOR, CT 06255
860-923-2920

DESIGNED: APS
CHECKED: JAB
REVISIONS:

JOB NO: 24209
DATE: DECEMBER 2, 2024
SCALE: 1" = 10'
SHEET: 1 OF 1