

Planning & Zoning Commission Hybrid Meeting Agenda
March 19, 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 February 19, 2025, meeting. VOTE REQUIRED

Correspondence:

Unfinished Business:

New Business:

Town 5-year CIP

Other Business:

Preliminary discussion on the possibility of a zone change for property located at 573 Pomfret St, from AG-2 Agricultural to R-20 Residential.

Discussion on the upcoming POCD

Discussion on promoting AG use.

Discussion on private wayfinding signs

Discussion on Hospitality Overlay District

Accepting of New Applications for public hearing on April 16, 2025, meeting if applicable. VOTE REQUIRED

Ryan Sullivan - 727 Providence Pike - Home Occupation for the sale of farm produce products.

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/82331817184?pwd=ZAsRJY0vivlRRrnifLTVaU6t3QHpX2.1>

Meeting ID: 823 3181 7184

Passcode: 1VANx5

Mobile Phone

929 205 6099 US (New York)

Meeting ID: 823 3181 7184

Passcode: 826616

Planning & Zoning Commission Hybrid Meeting Minutes
February 19, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

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

Absent: Lisa-Jean Clifford

Agenda

Review the minutes of the January 15, 2025 meeting.

Motion by Nick Huston to accept the minutes, second by Douglas Taylor. ALL WERE IN FAVOR.

Correspondence: None

Unfinished Business: None

New Business:

Request for Planning Commission C.G.S. 8-24 recommendation for the Town to purchase the property located at 70 May St.

Mayor Seney discussed with the Commission the cost of the Church Street location for EMS and the East Putnam Fire Department to lease. To demolish the existing building at Church Street and build new was estimated at \$6,000,000.00. A yearly lease with the East Putnam Fire Department would be \$120,000.00. Mayor Seney explained that the 70 May Street property is back on the market. He is seeking a positive recommendation from the Planning & Zoning Commission to enter into a purchase and sales agreement.

Motion by Elizabeth Thompson to give a positive recommendation, second by Douglas Taylor. ALL WERE IN FAVOR.

Other Business:

Discussion on the upcoming POCD-2026-2036

John Guskowski, Tyche Planning & Policy Group joined via zoom to review a draft of vision and guiding principles with the Commission.

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

112 Old Road-Special Permit - Zone Change from residential to industrial.

Motion by Nick Huston to accept the application, second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Douglas Taylor to adjourn at 8:46 P.M., second by Elizabeth Thompson. ALL WERE IN FAVOR

Respectfully submitted by Brenda Roy.

TOWN OF PUTNAM

FY 2026 TOWN CAPITAL IMPROVEMENTS PLAN NARRATIVE

Introduction

The Town has prepared its 5-year capital improvements plan (CIP) based on review of ongoing and planned capital expenditures. Town Departments have provided input, especially from the Mayor's Office, Highway Department, Economic Development, and Recreation Department. As in recent years, this FY26CIP includes a section for Board of Education (BOE) capital projects. The plan will be brought to the Planning and Zoning Commission to request a positive recommendation of the plan, including considering goals of the Town's Plan of Conservation and Development (POCD).

This CIP will be reviewed by the Mayor, the Board of Selectmen, the Board of Finance, and the public prior to it being voted on at the Town Meeting. This document summarizes the items included under various categories and notes applicable modifications. The categories correspond with the FY26 5-Year Capital Improvement Plan for the Town of Putnam. As with all long-term plans, the initial year (FY26) is most accurate, with future years approximated based on today's knowledge and current planning documents and information. Recommendations for future years will be updated in future budget planning processes. Of course, availability of funding also drives any capital projects. Town Administration is watching the various federal and state programs to identify how local projects may be supported by new sources of funding. In recent and upcoming years, the Town has prioritized applying for state and federal funding. These types of projects are included in the CIP and will be realized dependent on the future success of those funding applications and programs.

The following sections summarize anticipated capital projects in FY26 and beyond. This document also includes a summary of the anticipated funding sources for FY26.

Road Construction

School Street Sidewalks – This project has been designed by J&D Civil Engineers and following approval by the State DOT, was bid with construction contract awarded in 2024. Construction is expected to begin in Spring 2025. Note that construction funding is from the State's Local Transportation Capital Improvements Program (LOTICIP) and the Town works closely with the State DOT and NECCOG throughout the project. Funding has been secured and incorporated into past CIPs.

Kennedy Drive Parking Lot – This project has been designed by J&D Civil Engineers and following public bid, was awarded in 2024. Construction started in late Fall 2024, and will continue through Spring 2025. This project's funding includes American Rescue Plan Act funds, and all funding has been secured and incorporated into past CIPs.

Five Mile River Road – While there are multiple improvement types for this roadway, instead of the more costly full reconstruction and repaving, this year's CIP continues about 1-mile of pavement having cold-in-place improvements. This project is being proposed as funded by the State's Town Aid Road allotment and Municipal Grant & Aid allotment.

Road Reconstruction - Road Reconstruction is for a number of identified roads that have been identified as requiring reconstruction/overlayment/chip seal. Continuing pavement improvement efforts completed in recent years; additional small lengths of roads may be reconstructed in FY2026. For FY2026, pavement efforts including mill and pave, overlay pave, cold in place recycling, and chip seal are planned, with the priority roads to include the following:

Mill and pave: Ring St., Canal St., David St., Viens St. and Dufault St.

Chip Seal: Chase Road, Church Street from Rt 171 to the Thompson town line. Final portions of Industrial Park Road, and Ridge Road.

This schedule is subject to change. The road reconstruction item also includes drainage, guide rail, and sidewalk improvements, as applicable and as funding is available. This effort is fully supported by state funding, including Town Aid Road and Municipal Grant & Aid. As possible, the Town also supports road improvements using Ground Lease Revenues.

North End Sidewalks and Grove Street Area Sidewalks. The Town is planning to continue sidewalk improvements in these areas. The initial step is to contract for survey work in each area. Following a base survey, the Town intends to use NECCOG engineering (included as part of Town services from NECCOG) to prepare design plans. Then, the Town intends to apply for LOTCIP (or other available grant funding) for each project. As shown, expected several years prior to construction activities.

Bridges

East Putnam Road Bridge - Currently there are two galvanized culverts which are showing soil breakthrough. Recent DOT coordination includes unlikely ability for this bridge to be included in the DOT design through construction program supported by the state. The Town is using consulting engineers to prepare design options, with expected grant applications to the State DOT following, likely via the State's 50/50 Bridge Program.

Danco Road Bridge –This project has been awarded for state bridge 50/50 funding. Construction is scheduled for Spring 2025, and finish by Fall 2025. This project will be funded partially with state funds, and partially with local funds, including past year local allotments, and this year proposed partial Ground Lease Revenues.

East Putnam Road Bridge over Cady Brook. This project has been accepted into the State's 100% design-through-construction bridge program. DOT engineering consultants are coordinating design, with construction expected in future years. This program using no local funds.

Chase Road Bridge over Cady Brook. This project also has been accepted into the State's 100% design-through-construction bridge program. DOT engineering consultants are coordinating design, with construction expected in future years. This program using no local funds.

Bridge Improvements – There are 19 bridges throughout the Town of Putnam that are part of the road infrastructure. In addition to the recently completed and planned improvements, many of the Town's bridges require relatively minor repairs including at-grade and substructure improvements. This fund

included proposed local funding to keep our bridges adequately maintained so that their full structure life can be realized, and State DOT inspections can report satisfactory or good conditions. FY2026 includes no proposed funding. Prior year funding will be used to repair the Wicker Street culvert.

Parks

Recreation and athletic fields will allow continued improvements and modifications to the Town's properties including Sabin Street and Murphy Park. Additional areas may include the middle school field and the high school level field (driveway out to Woodstock Avenue). Long-term Murphy Park improvements may include various items including tennis courts, skatepark and playground area around the Armory. Related equipment like fencing, landscaping, and sitework could be covered by this fund. FY2026 has no local funding, with future years increasing.

The playscape item is intended for Town recreation fields, possibly at Murphy Park for toddler playground equipment. FY2026 has no local funding, with future years increasing.

The revitalization of the track at St. Marie Greenhalgh Field has been initiated, including survey and design planning efforts. The Town has applied for State STEAP funding in the amount of \$1M. The work will include stripping the existing rubber to the base material, installing new rubber, new acrylic coating and new lining. Other site improvements include replacement of the scoreboards and fencing; and repair of the bleachers, announcer's booth and pavement.

Tennis Court Improvements are planned for the Church St tennis and basketball courts. The work will include strip and reset the pavement on the 3 tennis courts and the 1 basketball court. Two of the tennis courts will be redesigned as pickleball courts. Fencing would have to be replaced. The Recreation Department and Highway Department will coordinate to use Town personnel and equipment as much as possible. Restriping of the courts would be completed via separate contract or agreement.

The Air Line Trail from Putnam to Thompson is one of the last remaining gaps along the Trail throughout the state. Engineering consultant work is ongoing, using State DEEP funding. The next phase includes planning and design for the length between the terminus of the River Trail (at Providence/Kennedy intersection) and Intervale Street (ice cream stand being the destination point). Eventual continuation to complete the trail to connect to the Thompson trail head parking lot along Route 12 in Thompson. [Note that the Town of Pomfret is leading a construction project to improve the Air Line Trail from Pomfret to Putnam to the point of the Quinebaug River / Henry Berault Pedestrian Bridge.]

The Air Line Trail Connection from Putnam to Killingly has also been introduced, including application to DOT for their Transportation Alternatives Program. The project has been selected for award, and the Town will continue to coordinate with DOT for next steps. This is a long-term effort, with planning, permitting and engineering expected over several years.

The Sabin Street Recreation Field project will need local funding once the contracted gravel work is complete. Town responsibilities include final seeding and landscaping to create recreational opportunities. No funding is planned for FY26, but future years will need to allocate funds. The gravel work onsite is expected to continue through 2025 and/or 2026.

The streambank at Simonzi Park has significant erosion and will likely need to be addressed in future fiscal years. In recent years, the Board of Selectmen have approved conceptual design costs from the American Rescue Plan Act of 2021 (ARPA) funds. Efforts in FY23 and FY24 to obtain federal funding through the Army Corps of Engineers were not successful. The Town will continue to monitor availability of federal funding for a future improvements project.

Board of Education

This category covers Board of Education (BOE) capital improvements. The Town coordinates with BOE for these projects and grant efforts, and based on state requirements, the Town manages funding payments and receipts.

Roof replacement at the Elementary School includes full removal and replacement using asphalt shingles. The BOE has a designated Building Committee to manage this and other school capital projects. Architect has been selected, with the project out to bid for construction in early 2025. All funding has been secured in past CIP including state grant and local funding authorization.

Heating, Ventilation and Air Conditioning (HVAC) Improvements at the Elementary School are ongoing. BOE Building Committee will manage. Construction began in 2024 and is expected to be completed in 2025. All funding has been secured in past CIP including state grant and local funding authorization.

Similarly, HVAC Improvements at the Middle School are ongoing. BOE Building Committee will manage. Construction began in 2024 and is expected to be completed in 2025. All funding has been secured in past CIP including state grant and local funding authorization.

Bus parking at the Armory has been removed from CIP funding. While long-term this may be necessary due to state requirements for electrical vehicles, the more immediate prior concern was if the Town were to construct a transfer station at the current Fox Road Highway Department location. Since the Town expects to share a Transfer Station located in the adjacent Town of Pomfret, modifications to site use at the Fox Road Facility is no longer an short-term plan.

A new item on the FY26 CIP is to create a capital fund for furniture replacement at the various BOE school facilities. The Superintendent and Mayor have discussed the importance of an ongoing replacement schedule and appropriate funding to do so. This FY26 CIP proposes a modest amount of local funding.

Public Buildings

This category includes capital projects on any Town facility. One example of a potential upcoming project may be architectural improvements at the Kennedy Drive Public Restroom. Other work may include structural improvements, roof replacement/repair, gutter replacement/repair, and other facility projects on various Town properties. There is a modest amount of local funding proposed for FY26, with increased funding projected for future years.

FY26 continues to include and consider long-term planning for a Town Storage Facility. Especially considering the recent discussions regarding the Town's 191 Church Street facility (currently housing the Putnam EMS Ambulance Department, along with Highway Department storage), the Town will review its various properties and future needs for departments' equipment and materials. Current locations include the Highway Department Fox Road facility, the Armory, the Church Street Garage, and Murphy Park. Several departments have equipment storage and maintenance needs, including Highway, Recreation and Parks & Grounds, Emergency Management and Maintenance. There is modest funding planned for FY26, and in future years will consider several funding options.

Improvements at the Armory are now included in the CIP. In recent years, the Town uses this facility for storage of recreation seasonal materials and other items. There is no climate control or electricity to the site or building. The FY26 CIP includes funding to support initial activities of this site, including possible hazardous material abatement, electricity needs and possible installation, and other initial efforts. Depending on the results of the Town Facilities study and planning, the Armory improvements may become demolition planning.

Equipment

Equipment capital costs are for Town Departments including the Highway Department and Recreation Department and enable replacement of equipment significantly past their useful life. Equipment will be replaced to balance repair costs, availability of replacement parts, and other lifecycle costs. Several items that were previously included in the CIP for the Highway Department, have instead been leased rather than purchased, and therefore are included as part of our General Government operational budget, per recent Government Accounting Standards Board (GASB) requirements. Generally, the Town balances the decision to lease equipment when the lifespan of that equipment is relatively short, and considers heavy use such as plow trucks that often see salt deterioration. Capital purchase of equipment is often selected for equipment that while necessary, may be infrequently used and expected to last 15 or 20 years, due to relatively low use hours. Outside of Highway and Recreation/Parks & Grounds, other Town departments' equipment may include vehicles for Building, Fire and Emergency Management.

FY26 has no items planned for funding in the Equipment category.

Informational Technology

Several of the Town's tabulators have reached the end of their useful lives. This capital expenditure replaces two tabulators per year over the next several years.

Registrars have been coordinating with the State regarding new voting equipment and managing new requirements for equipment. Putnam expects to need a minimum of six machines to replace what we currently have; based on one machine and a spare for each of the three voting districts. There may be some state funding for these costs, FY26 CIP includes local funding.

Replacement hardware includes capital budget to allow planned replacement of older computer hardware, including network devices, printers, plotters, and other shared equipment. In upcoming years, we expect several copy machines to require replacement.

Economic and Redevelopment Projects

This section for Economic and Redevelopment Projects includes several significant projects and their associated grants for Brownfield Revitalization.

Belding Mill Redevelopment includes remediation efforts that the State Department of Economic Community Development (CT DECD) has awarded the Town grant funding for initial activities including characterization and abatement of the existing sites. Full Redevelopment of Belding Mill is planned via private developer funding, and many other components of the project and site will be funded privately and/or through other grants. The FY26 CIP amount is 100% state funded.

In FY25, the Town once again applied for EPA's Brownfield Assessment grant, which allows for several properties throughout town to be analyzed for future development potential. Pending EPA review, the Town would complete this work via 100% federal funding.

Also, in FY24, the Town successfully applied for and was awarded a CT DECD Office of Brownfield Remediation and Development grant. This grant is specifically for properties in and around the 2 Furnace Street and 20 Mechanics Street properties. This effort is funded via past FY25 CIP, and is 100% state funded.

49 Front Street Beautification project includes purchase and development of a small portion of the property. The Town now owns the portion of the adjacent property – so the Town can plan improvements on the entire green space between the Railroad and the buildings. The property will allow and enhance public access between the Union Square Area and School/Front Streets. FY26 funding includes use of State funding, local ECD Trust Fund (requires Economic Development Commission and Board of Finance approval), and use of the Distressed Municipalities Funding. The planned improvements include landscaping, public gathering spaces and other beautification improvements.

Town Improvements

Downtown parking includes potential improvements to the downtown area, including Union Square. These improvements would include revised pavement with a goal of increasing available number of parking spots. There is no proposed funding in FY2026, but significant funding planned for future years.

Kennedy Drive parking is the existing lot at the intersection of Kennedy Drive and Route 44. The Town now owns the adjacent parcel (previously Eversource property), and the construction project will expand parking into the adjacent land. The Board of Selectmen approved use of American Rescue Plan Act (ARPA) funding for this project. Construction is ongoing and expected to be complete in 2025.

The Blight program is a capital effort to fund necessary Town efforts on blighted properties. There is a steady amount of local funding proposed for FY26 and it may continue into future years. Following several years of this type of funding, plus having a permanent Town Department for blight issues, the Town expects that this capital fund may eventually be supplanted by the operating fund.

The Transfer Station has been modified from initial concepts of construction at the Fox Road Highway Facility, and instead now includes contracting with the Town of Pomfret to use its newly constructed location on Nora Lane in Pomfret. This contract is proposed to be supported with local funding, using the legacy Sticker Funds (waste bag fees prior to the curbside bin program).

Funding Legend

The Town plans its CIP based on a variety of local, state, and federal funding programs. For FY26, there is \$570,000 estimated local funding from the Ash Landfill Ground Lease Revenue for capital projects. This FY26 amount is higher than the previous year, reflecting higher ash volumes received at the Putnam Monofil operated by Win-Waste. The prior years' significant reduction due to the Hartford Trash Incinerator closing in calendar year 2022 has leveled out. To continue practice from previous years, as part of our equipment replacement, in addition to the amount allocated for CIP, \$80,000 from the Ash Landfill Ground Lease Revenue is dedicated to the Highway Department's lease-to-own dump trucks (see General Government operating budget "Bonded Indebtedness"). The Ash Landfill Ground Lease Revenue fund includes planning use for a variety of CIP projects, including bridge improvements, track improvements, along with several smaller projects like BOE furniture, public buildings, information technology, and blight.

Based on Local Transportation Capital Improvements Program (LOTICIP), in FY25 the Town received funds from DOT for construction of the School Street Sidewalks Improvement Project. No LOTICIP funds are expected in FY26.

Based on state revenue for Town Aid Road (TAR) program, which the Governor has proposed to maintain levels matching FY2025, the Town anticipates \$236,000 from Town Aid Road towards our FY26 CIP. All TAR funding is directed towards the road reconstruction line item.

Federal bridge program funding has been used for past bridge projects, including Recreation Park Road Bridge and Woodstock Ave bridge. There are no current upcoming plans for federal bridge funding.

State bridge program funding has been included in past CIPs including as part of the construction cost of replacing the Danco Road Bridge. Future years in this CIP are likely to also include State bridge program funding, including East Putnam Road over Mary Brown Brook.

Similar to TAR, the revenue from State Aid for Municipal Projects is anticipated as \$170,000 for FY26. All State Aid for Municipal Projects funding is directed towards the Five Mile River Road line item.

Like FY25, we are proposing use of the Sticker Fund as shown in the CIP and will be directed towards the Transfer Station project. This Fund historically collected from the sale of municipal waste (trash) stickers.

The Ash Landfill STIF account is shown in the CIP, without any portion used for FY26 capital improvements. Per Town requirements, use of this Fund must be approved at Town Meeting, including

as part of the budgeting process. Depending on future years revenue from the Ground Lease Revenues, continued and increased use of the STIF account may be requested so that appropriate funding can be maintained for the Town's CIP.

Similar to Ash STIF, the unassigned fund balance is shown in the CIP, without any portion used for FY26 capital improvements.

Local capital improvements project (LoCIP) funding is an annual funding source from the State that has historically been combined over years for larger capital projects. The state has given new guidance to encourage municipalities to use LoCIP every year.

The State and Federal Aid various grants fund includes various state funding proposed or expected. For FY26, the Belding Redevelopment (CT DECD), Brownfield Assessment (EPA); and the State Small Town Economic Assistance Program (STEAP).

Distressed municipalities funding is a new fund shown in the CIP, with previous years this funding shown in the operating budget. State guidance is that distressed municipalities funding should be used for capital projects.

The Town's Economic and Community Development (ECD) Fund is another new funding source shown in the CIP. Use of this fund requires approval from both the ECD Commission and the Board of Finance. The FY26 CIP proposes use of this fund for the 49 Front Street Public Landscaping and Beautification Improvements project.

The Cannabis municipal tax share fund is applicable since a cannabis retailer is now a business in our town. The state accounts for the municipal share, and the town invoices applicable businesses. In addition to educational programs and training, streetscape improvements are an eligible expense.

Town of Putnam
FY2026 5-Year Capital Improvement Plan

	Description	FY2026	FY2027	FY2028	FY2029	FY2030	5-Year Subtotal	FY2026 Category Subtotal
Road Construction^a								
	School Street Sidewalks - LOTCIP project, ongoing, with funding per previous FY25 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Kennedy Drive Parking project - ongoing, with funding per previous FY25 CIP	\$ -	\$ -	\$ -	\$ -	\$ -		
	Five Mile River Road Improvements	\$ 170,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ -	\$ 520,000	
	Road Reconstruction (continued efforts toward various roads on chip seal surface treatment, in addition to other roads.) ¹	\$ 281,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 1,181,000	
	North End Sidewalks - survey and engineering, with planned LOTCIP application in later years	\$ 25,000	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ 1,525,000	
	Grove Street Area (connecting streets) Sidewalks - survey and engineering, with planned LOTCIP application in later years	\$ 25,000	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ 1,525,000	
							Subtotal:	\$ 501,000
Bridges								
	East Putnam Road Bridge (over Mary Brown Brook).	\$ 100,000	\$ 1,500,000	\$1,500,000	\$ -	\$ -	\$ 3,100,000	
	Danco Road Bridge - State 50/50 Local Bridge Program.	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
	East Putnam Road Bridge (over Cady Brook). State DOT program for full engineering through construction supported by state.	\$ -						
	Chase Road Bridge (over Cady Brook). State DOT program for full engineering through construction supported by state.	\$ -						
	Bridge Improvements Fund, including culverts. Past FY25 funding will include support for Wicker Street culvert repair.	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000	
							Subtotal:	\$ 200,000
Parks								
	Rec & Athletic Fields	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000	
	Playscape and equipment at town recreation fields	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 150,000	
	Track Improvements at St Marie Greenhalgh.	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	
	Tennis Court Improvements (funding per previous approvals)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Air Line Trail Connection and Improvements Project, from Putnam to Thompson. Engineering consultant funded per previous FY25 CIP.	\$ -	\$ 500,000	\$2,000,000	\$ 2,000,000	\$2,000,000	\$ 6,500,000	
	Air Line Trail Connection and Improvements Project, from Putnam to Killingly	\$ -	\$ -	\$ -	\$ 5,000,000	\$5,000,000	\$ 10,000,000	
	Improvements to Sabin Street Recreation Field	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	
	Simonzi Park - Streambank Stabilization	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	
							Subtotal:	\$1,200,000

Town of Putnam
FY2026 5-Year Capital Improvement Plan

	Description	FY2026	FY2027	FY2028	FY2029	FY2030	5-Year Subtotal	FY2026 Category Subtotal
Board of Education								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Elementary School Roof Replacement - ongoing, with funding per previous FY25 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Elementary School HVAC Upgrades - ongoing, with funding per previous FY25 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Middle School HVAC Upgrades - ongoing, with funding per previous FY25 CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	BOE Furniture Replacement Fund	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	
							Subtotal:	\$ 20,000
Public Buildings								
							\$ -	
	Public Facilities Maintenance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000	\$ 50,000	\$ 180,000	
	Storage Facility	\$ 10,000	\$ 10,000	\$ 10,000	\$ 100,000	\$ 50,000	\$ 180,000	
	Armory - electricity and heat in portions building, and lead and asbestos abatement.	\$ 50,000	\$ 50,000	\$ 300,000	\$ -	\$ -	\$ 400,000	
							Subtotal:	\$ 70,000
Equipment^b								
	As applicable, equipment is included in Operational Debt Service (lease payments), or paid with Equipment Reserves Fund	\$ -					\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
							Subtotal:	\$ -
Information Technology								
	Tabulators - Elections	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	
	Replacement Hardware	\$ 5,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 85,000	
							Subtotal:	\$ 15,000
Economic and Redevelopment Projects								
	Belding Mill Redevelopment - State DECD Grant Pass-through	\$ 1,000,000	\$ 1,000,000		\$ -	\$ -	\$ 2,000,000	
	Town-wide Brownfield Assessment - EPA Grant (pending results of Application)	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 500,000	
	Putnam Foundry 2 Furnace Street - CT DECD Brownfield Municipal Grant (ongoing, with funding per previous FY25 CIP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	49 Front Street Public Landscaping and Beautification Improvements, pending grant application	\$ 280,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 380,000	
							Subtotal:	\$1,530,000

Town of Putnam
FY2026 5-Year Capital Improvement Plan

	Description	FY2026	FY2027	FY2028	FY2029	FY2030	5-Year Subtotal	FY2026 Category Subtotal
Town Improvements								
	Downtown Parking. Coordinate Eversource Gas installation (along Main St in 2026 or later). Placeholder.	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	
	Kennedy Drive Public Parking, ongoing, with funding per previous FY25 CIP.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Blight	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000	
	Transfer Station, contract agreement with Town of Pomfret for new facility costs	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 160,000	
							Subtotal:	\$ 180,000
		\$ 3,716,000	\$ 4,130,000	\$5,980,000	\$11,310,000	\$7,360,000	\$ 32,496,000	\$3,716,000

Funding Legend	
1 Ground Lease Revenues ^c	\$ 570,000
2 Federal Aid - LOTCIP	\$ -
3 State Aid - Town Aid Road	\$ 236,000
4 Federal Aid - Federal Bridge Program	\$ -
5 State Aid - State Bridge Program	\$ -
6 State Aid - Municipal Projects (MGA)	\$ 170,000
7 Sticker Fund	\$ 160,000
8 Ash Landfill STIF Account	\$ -
9 General fund - Unassigned Fund Balance	\$ -
10 State Aid - LoCIP ^d	\$ 50,000
State and Federal Aid - Various Grants including DECD, EPA, and STEAP ^d	\$ 2,250,000
12 Not Used	\$ -
13 State Aid - Distressed Municipalities ^d	\$ 50,000
14 Town ECD Trust Fund (requires Board approval)	\$ 200,000
15 Cannabis municipal tax share	\$ 30,000
Subtotal Check:	\$ 3,716,000

Notes

- a FY2026 proposed road Improvements includes \$236,000 from Town Aid Road; and \$170,000 from Municipal Grant & Aid.
- b All equipment leases are included in the General Government Operational Budget. Direct purchases of equipment are paid from Equipment Reserves.
Ash Revenue is estimated and allocated as follows: total FY2026 as \$2.4M. Per March 19, 2018 Special Town Meeting, \$1.75M is allocated to Operational Revenue. An additional \$80k is allocated to lease payment, and therefore the remaining value of \$570,000 is allocated towards CIP.
- c For FY26, new State Aid categories as follows: LoCIP which the Town will use legacy state-assigned funds, plus annual LoCIP direct payments; STEAP as a grant the Town is awaiting results since we are now opt-in eligible; and Distressed Municipalities as this funding is for capital purposes.
- d



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. _____

Date 2-25-2025

Fee: 100.00 cash

Amount - Check No. _____

- 1.) Name of Applicant: Ryan Sullivan
Address, Telephone No., & Email Address 727 Providence Pike Putnam, CT 06260
401-284-8818 ryansullivan59@yahoo.com
- 2.) Owner of Land Ryan Sullivan
Address, Telephone No., & Email Address 727 Providence Pike Putnam, CT 06260
401-284-8818 ryansullivan59@yahoo.com
- 3.) Location of Property 727 Providence Pike Putnam, CT 06260 Zone _____
Street Address
Assessor's Map No. 029/057/000 Lot No. 057

- 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 am requesting a home occupation license to operate my business out of a pre-existing building on my property. My property is zoned AG2 which allows for a farmstand on the property. I was given Section 706 p. 139 of the regulations that states that I need a home occupation license to operate the business. I plan to sell goat meat from goats that I raise, processed in a USDA facility, and goat milk soap using milk from my goats.

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] 2/24/25
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

Putnam, CT

Sullivan Ryan

<search results

Next >

Parcel #: 029-057-000



Documents

Building Photo

CAI Property Card

Vision_Property_Card

Tax Map

Assessment

ID : 2573

PropertyAddress : 727 PROVIDENCE PIKE

PropertyStreet : PROVIDENCE PIKE

MapSheet : 029

OwnerName : SULLIVAN RYAN

CoOwnerName :

OwnerAddress : 727 PROVIDENCE PIKE

0

100 ft

171'

Providence Pike

44

HOUSE

BARN

SHOP

This structure
is the one
intended for
the farm stand.

727

57°

1.4 AC

West Putnam Road

264.9

x:-71.817885, y:41.917149



727 Providence Pike

Putnam, CT

1 inch = 40 Feet



March 4, 2025

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 feet Abutters List Report

Putnam, CT
February 25, 2025

Subject Property:

Parcel Number: 029-057
CAMA Number: 029-057-000
Property Address: 727 PROVIDENCE PIKE

Mailing Address: SULLIVAN RYAN
727 PROVIDENCE PIKE
PUTNAM, CT 06260

Abutters:

Parcel Number: 029-037
CAMA Number: 029-037-000
Property Address: 736 PROVIDENCE PIKE

Mailing Address: GOULD JOHN M TR
736 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-038
CAMA Number: 029-038-000
Property Address: 744 PROVIDENCE PIKE

Mailing Address: HAGGE SUSAN M
744 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-042
CAMA Number: 029-042-000
Property Address: 728 PROVIDENCE PIKE

Mailing Address: MENARD SCOTT
728 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-063
CAMA Number: 029-063-000
Property Address: 765 PROVIDENCE PIKE

Mailing Address: DESOUZA TIFFANY & DEREK
765 PROVIDENCE PIKE
PUTNAM, CT 06260

Parcel Number: 029-064
CAMA Number: 029-064-000
Property Address: 271 EAST PUTNAM RD

Mailing Address: ARTIACO CAROL A & EDWARD A
271 EAST PUTNAM RD
PUTNAM, CT 06260

Parcel Number: 034-002
CAMA Number: 034-002-000
Property Address: 250 EAST PUTNAM RD

Mailing Address: EAST PUTNAM COMM CHURCH INC
250 EAST PUTNAM RD
PUTNAM, CT 06260



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/25/2025

Page 1 of 1