

Zoning Board of Appeals Hybrid Meeting  
May 20, 2025 7:00 P.M.  
Putnam Municipal Complex  
Room 201 Second Floor  
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal #2025-01 Mark & Lori Brodeur request for a height variance of 6.5' feet to increase the height of a 2 story 20' x 30' barn/shed with a gambrel roof from the required 15 feet to 21.5' feet. The property is located at 379 Woodstock Avenue, Town Assessors Map 002, Lot 10, Zoned R-10. VOTE REQUIRED

Regular Meeting:

Review minutes of the February 18, 2025 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal #2025-01 Mark & Lori Brodeur-379 Woodstock Avenue – 6.5' height variance to increase the height of the proposed building from the required 15' to 21.5'.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the June 17, 2025 meeting.

Adjournment.

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Join ZBA Zoom Meeting

<https://us06web.zoom.us/j/83442297745?pwd=vaRzQk2zexLJ9bijZCy5RZJtuea0zf.1>

Meeting ID: 834 4229 7745

Passcode: 6ub4qs

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By phone

929 205 6099 US (New York)

Meeting ID: 834 4229 7745

Passcode: 932036

Find your local number: <https://us06web.zoom.us/j/83442297745?pwd=vaRzQk2zexLJ9bijZCy5RZJtuea0zf.1>

Zoning Board of Appeals Hybrid Meeting Minutes

February 18, 2025 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street, Putnam, CT

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

Absent: Joseph Nash

Agenda:

Opened public hearing on 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. Douglas Poter reviewed the future expansion with the Board. Motion by Glenn Godley to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the December 17, 2024 meeting.

Motion by Mike Bogdanski to accept the minutes, second by Marnie Ciquera. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business:

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.

Motion by Glenn Godley to approve the variances, second by Mike Bogdanski. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing for the March 18, 2025 meeting. None

2026 Plan of Conservation and Development discussion.

Bruce Fitzback briefly discussed with the Board that the POCD is in the process of being updated, if anyone had any suggestions to let him know.

Motion by Mike Bogdanski to adjourn at 7:13 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

PLEASE SUBMIT APPLICATION  
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2025-01

TOWN OF PUTNAM  
ZONING BOARD OF APPEALS  
PUTNAM, CONNECTICUT 06260

DATE: 04-08-2025  
FEE: \$160.00 Paid Cash  
Amount Check # HA

ACCEPTED BY CHAIR

- ☐ 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: MARK + LORI BRODEUR rrbrodeur@snet.net  
ADDRESS & TELEPHONE NO. 379 WOODSTOCK AVE, PUTNAM (860) 617-1155

2.) OWNER OF LAND MARK + LORI BRODEUR  
ADDRESS 379 WOODSTOCK AVE, PUTNAM, CT 06260

3.) PREMISES LOCATED AT: MAP 902 LOT 10 STREET CARD NO. \_\_\_\_\_

4.) ZONE R-10 AREA OF LOT 1.55 AC FRONTAGE 82'

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

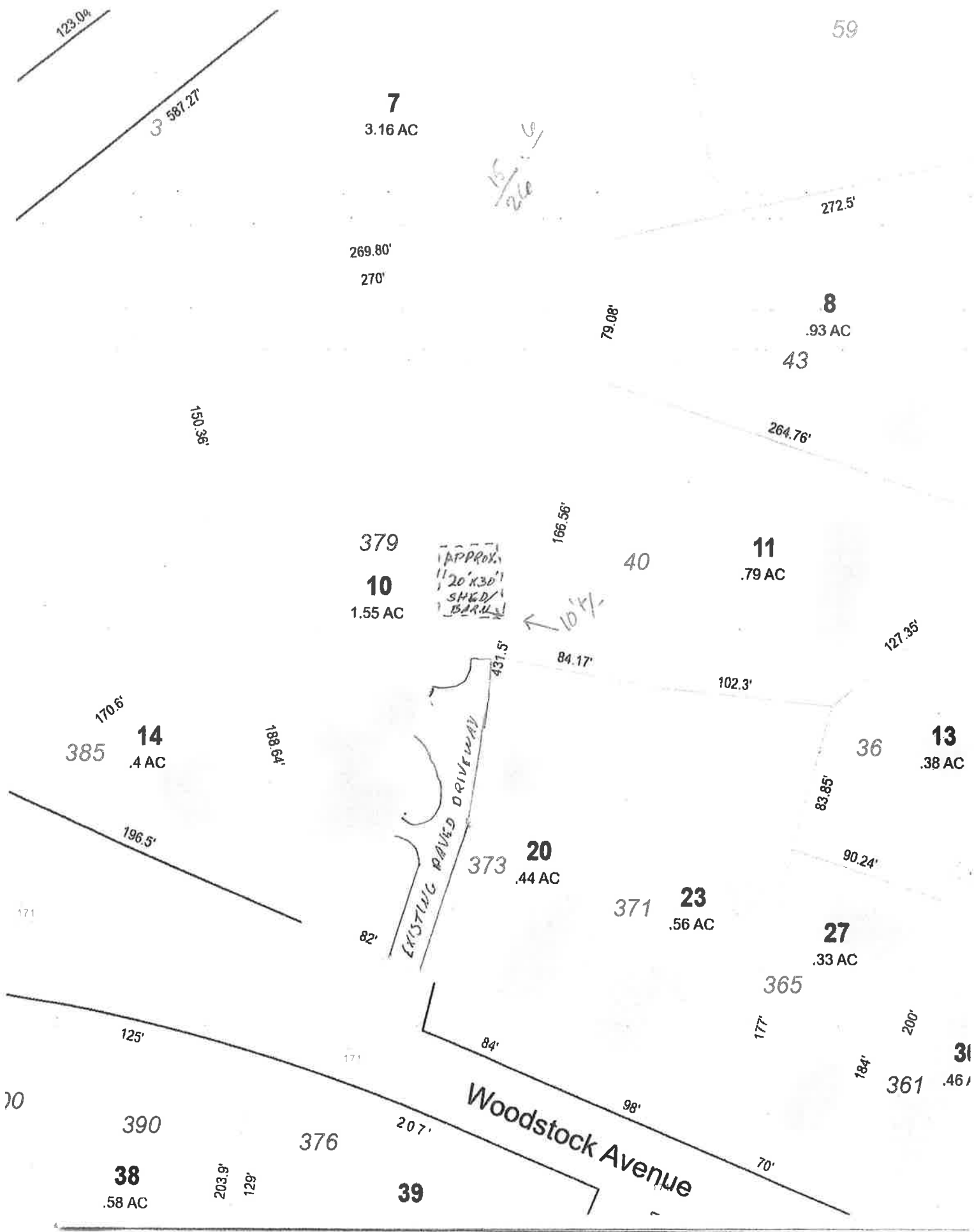
I AM REQUESTING A HEIGHT VARIANCE FOR A  
20' X 30', 2 STORY GAMBREL ROOF SHED/BARN. HEIGHT 21'5"  
THE CURRENT ZONING HEIGHT RESTRICTION IS 15'.

I WOULD LIKE A 6.5' VARIANCE

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED \_\_\_\_\_  
DATE REJECTED \_\_\_\_\_

Mark R. Brodeur 4-8-25  
SIGNATURE OF APPLICANT' DATE



db 407/75  
318/209



Putnam, CT

1 inch = 40 Feet

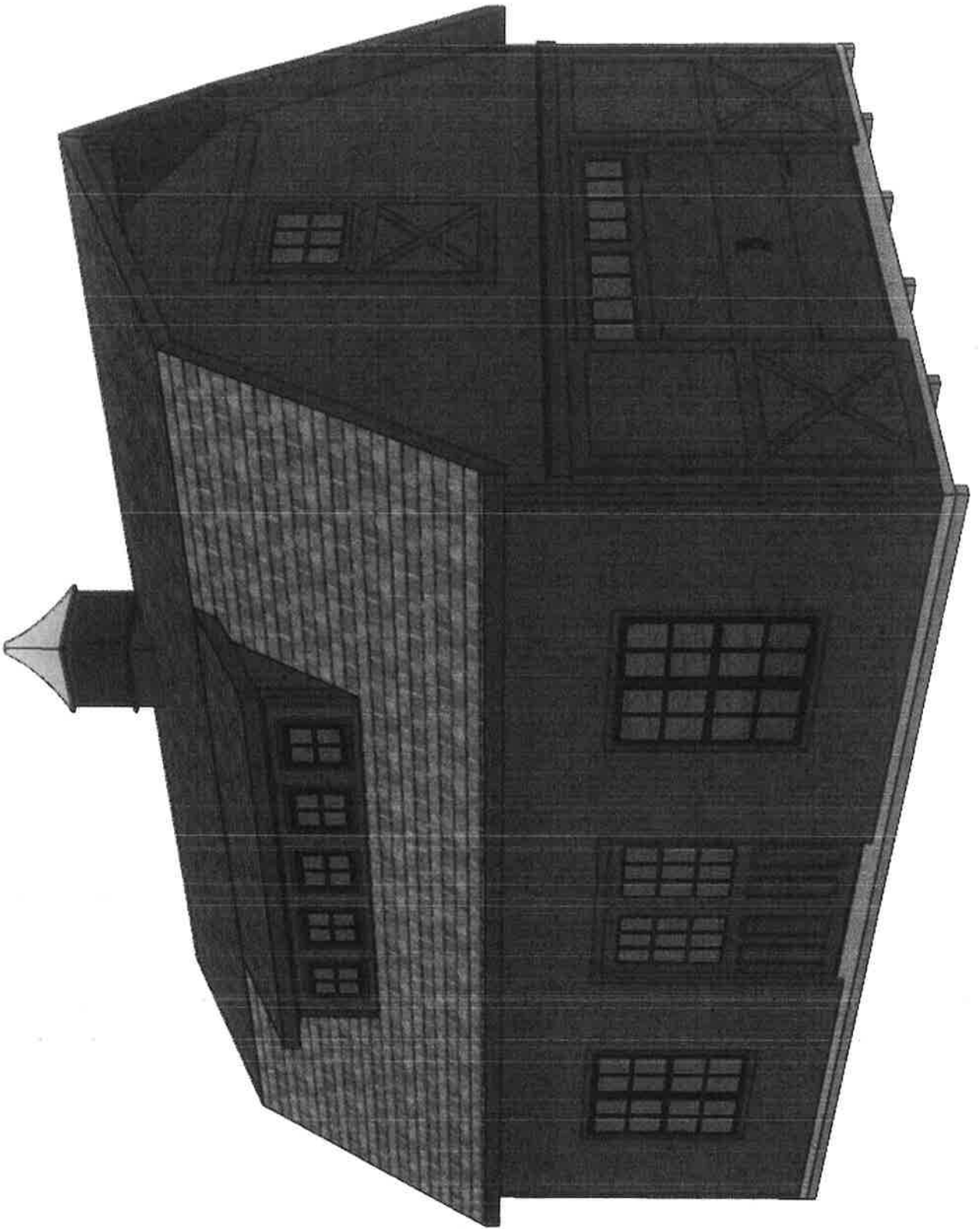


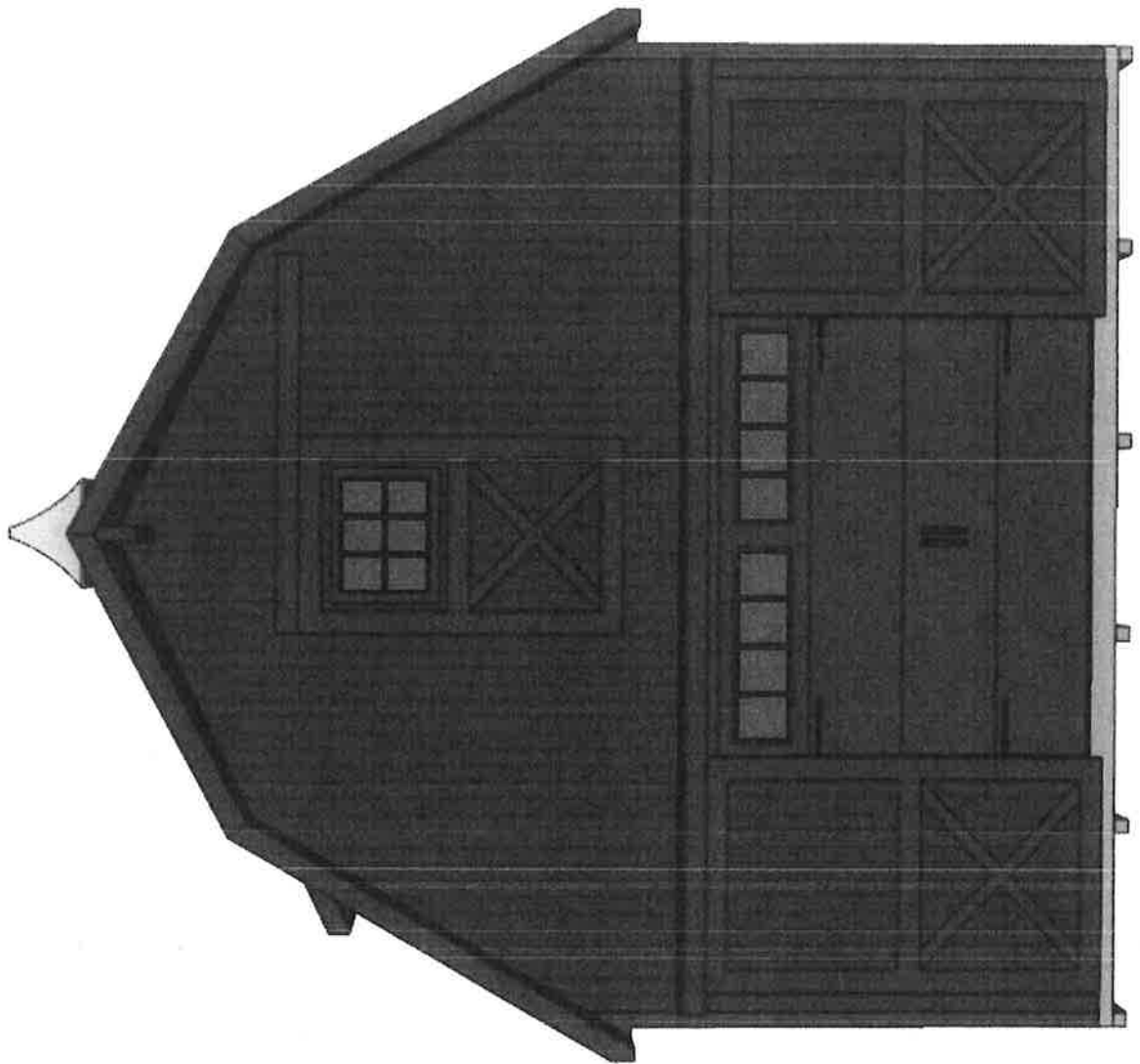
[www.cai-tech.com](http://www.cai-tech.com)

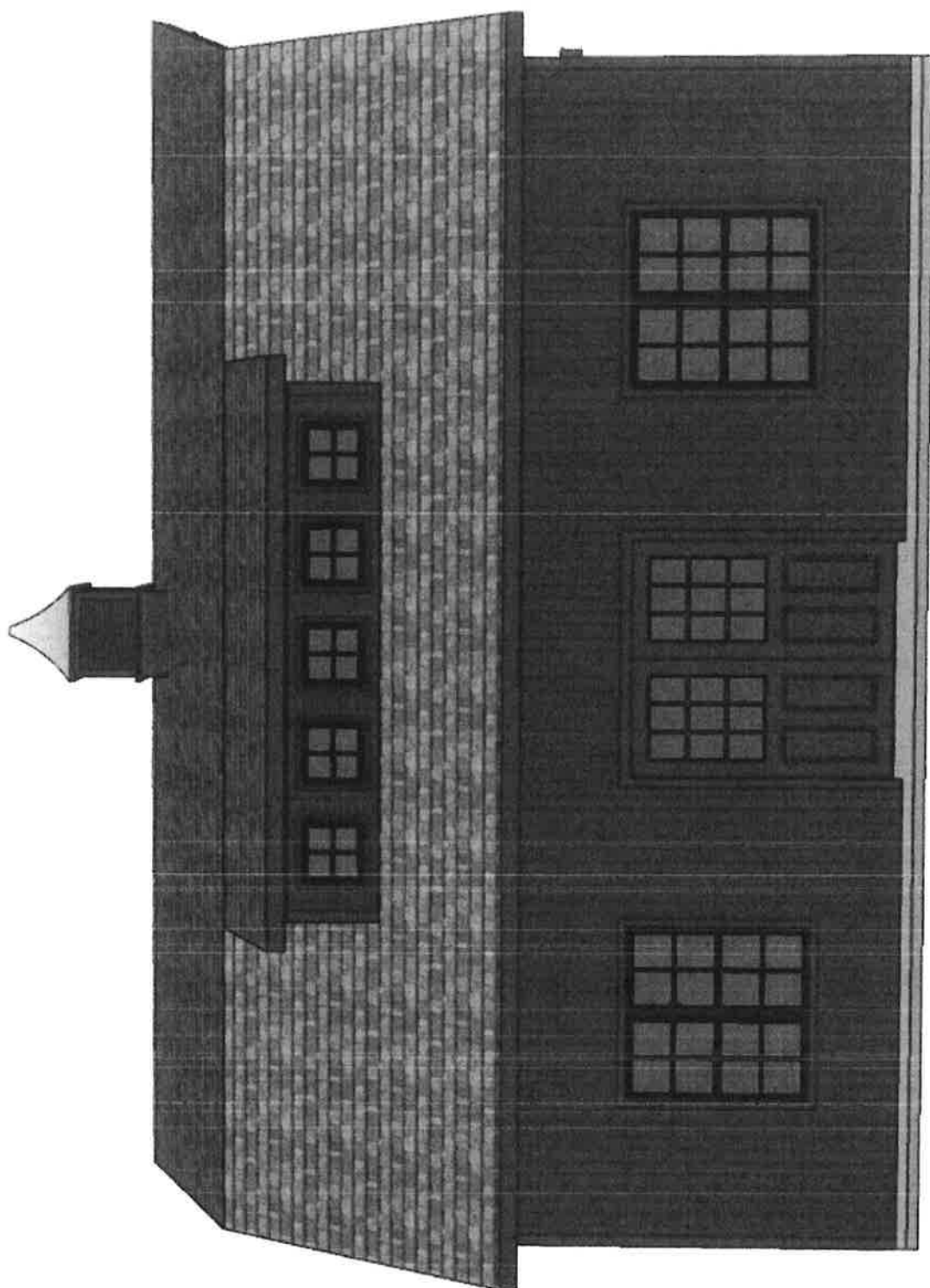
April 10, 2025

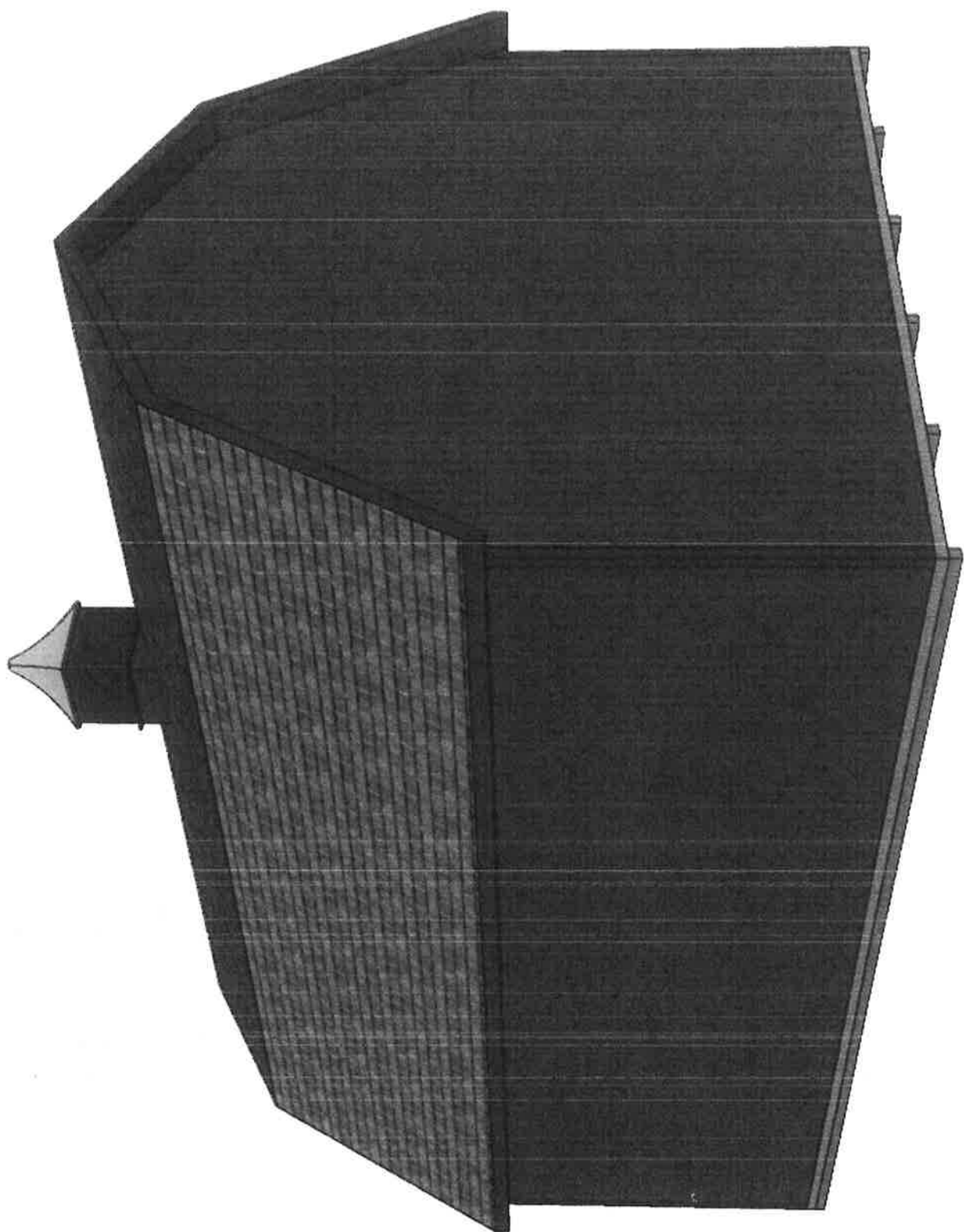


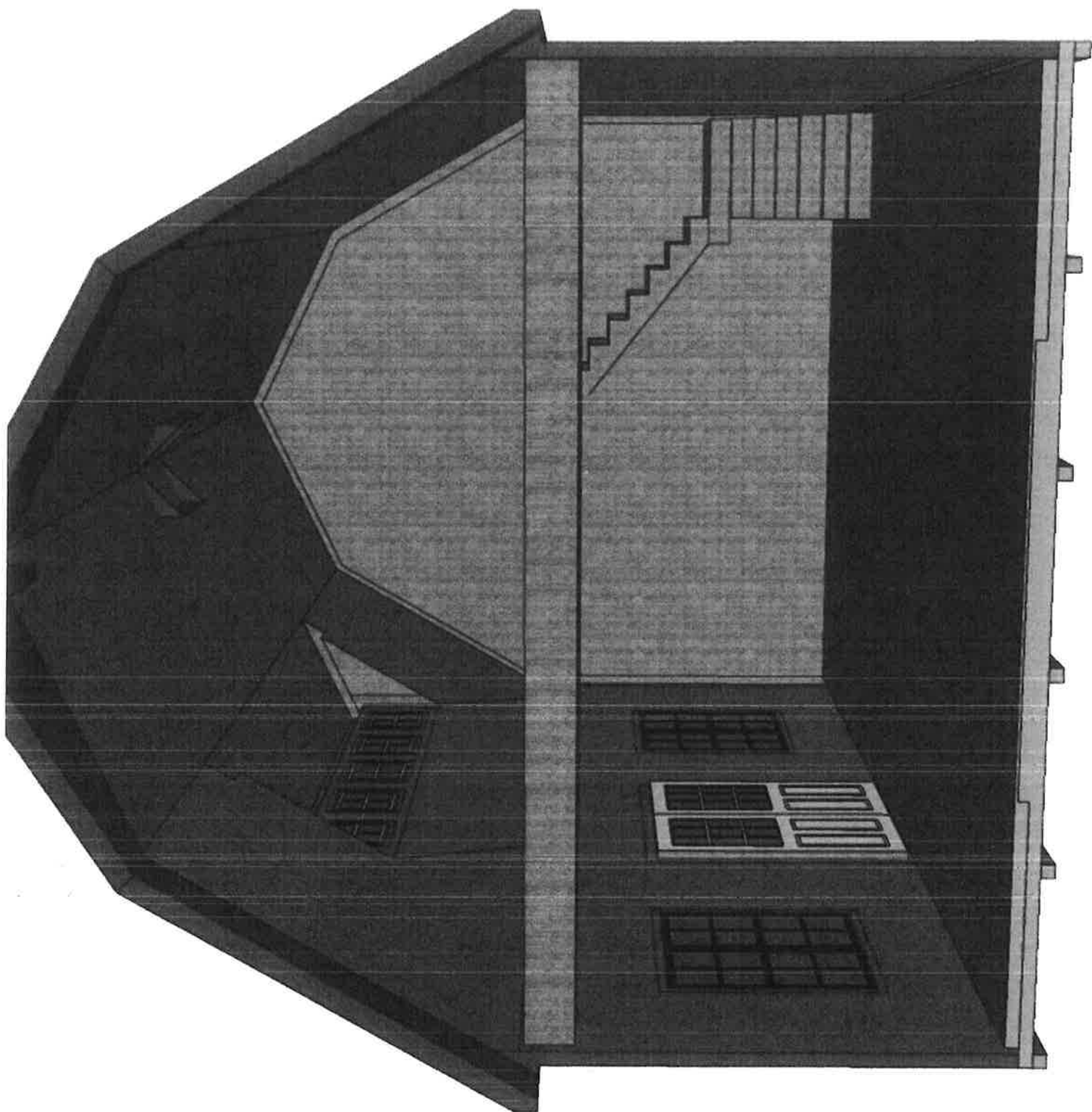
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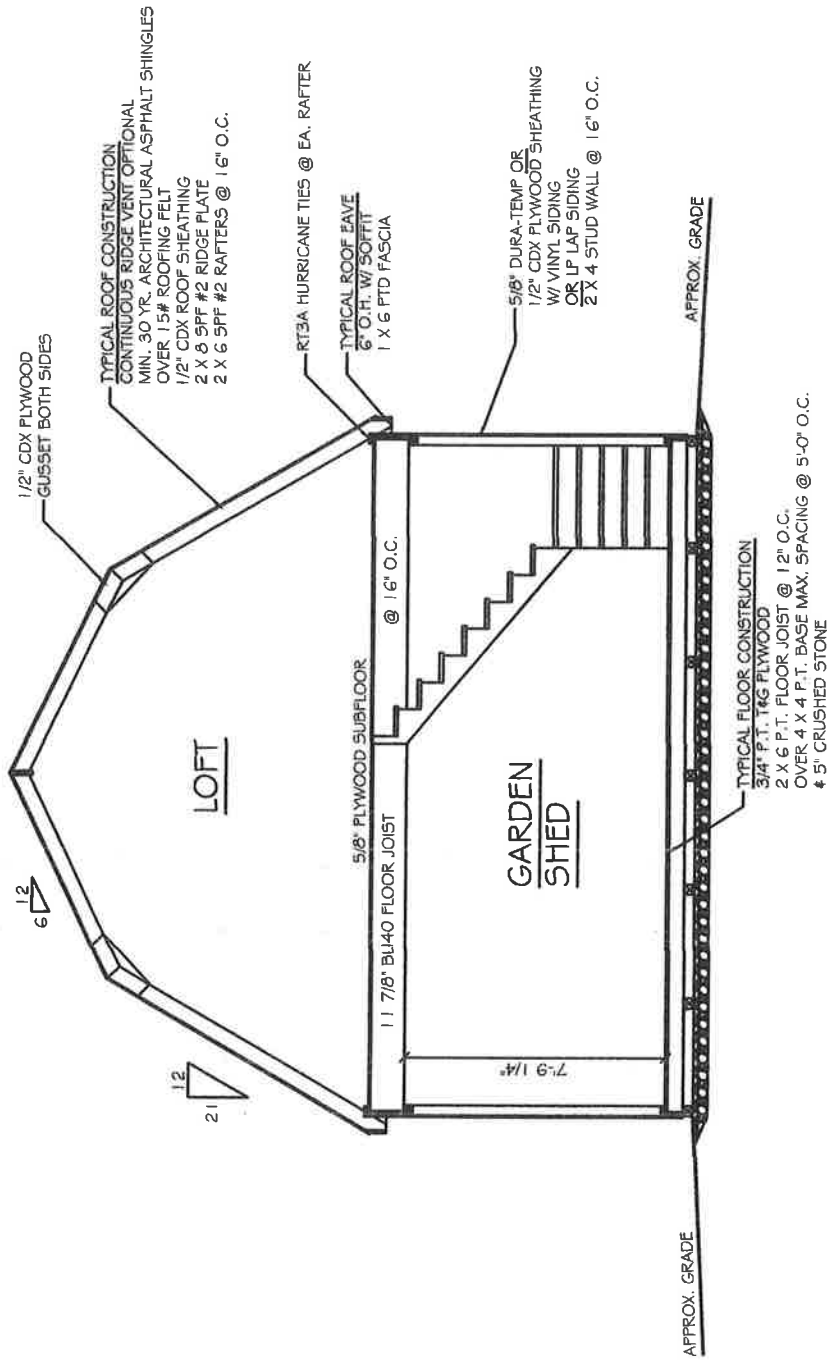












# SECTION DETAIL "A"

SCALE: 3/16" = 1'-0"

## LOAD DESIGN:

- SNOW LIVE = 50 PSF
- WIND = 90 MPH
- FLOOR LOAD = 60 PSF

**DRAFTING CONCEPTS LLC**  
ARCHITECTURAL DRAFTING

JOHN ESH

717-442-3053

## BUILDER:

KLOTER FARMS  
216 WEST ROAD  
ELLINGTON, CT 06029  
PHONE: 860-871-1048

## PROJECT:

## TITLE:

20' WIDE  
DUTCH

## DATE:

5-20-15

## DRAWN BY:

E.S.

## SCALE:

AS NOTED

## SHEET:

1 OF 1

D177-15

A-1



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

May 14, 2025

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on May 20, 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 #2025-01 Mark & Lori Brodeur request for a height variance of 6.5' feet to increase the height of a 2 story 20' x 30' barn/shed with a gambrel roof from the required 15 feet to 21.5' feet. The property is located at 379 Woodstock Avenue, Town Assessors Map 002, Lot 10, Zoned R-10.

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*  
Brenda B. Roy  
Recording Secretary

ACHTERMEIER MURIEL B  
3 WEST THOMPSON RD  
PUTNAM, CT 06260

ARSENAULT EMMA-LEIGH J &  
385 WOODSTOCK AVE  
PUTNAM, CT 06260

BRODEUR THERESA W ESTATE  
373 WOODSTOCK AVE  
PUTNAM, CT 06260

GREEN ELAINE  
43 LABOSSIERE LANE  
PUTNAM, CT 06260

HAYES JOSHUA & KENDRA  
371 WOODSTOCK AVE  
PUTNAM, CT 06260

PRISBREY NATHAN J & DIANN  
376 WOODSTOCK AVE  
PUTNAM, CT 06260

ROBBINS ERIC M  
390 WOODSTOCK AVE  
PUTNAM, CT 06260

THEROUX KENNETH D & DIANN  
489 WEST THOMPSON ROAD  
THOMPSON, CT 06277

WOLCHESKY JOHN N  
40 LABOSSIERE LANE  
PUTNAM, CT 06260



# Search Results Report

Putnam, CT  
April 07, 2025

Parcel Number: 002-007  
CAMA Number: 002-007-000  
Property Address: 3 WEST THOMPSON RD

Mailing Address: ACHTERMEIER MURIEL B  
3 WEST THOMPSON RD  
PUTNAM, CT 06260

Parcel Number: 002-008  
CAMA Number: 002-008-000  
Property Address: 43 LABOSSIÈRE LANE

Mailing Address: GREEN ELAINE  
43 LABOSSIÈRE LANE  
PUTNAM, CT 06260

Parcel Number: 002-010  
CAMA Number: 002-010-000  
Property Address: 379 WOODSTOCK AVE

Mailing Address: BRODEUR MARK R & LORI A  
379 WOODSTOCK AVE  
PUTNAM, CT 06260-0466

Parcel Number: 002-011  
CAMA Number: 002-011-000  
Property Address: 40 LABOSSIÈRE LANE

Mailing Address: WOLCHESKY JOHN N  
40 LABOSSIÈRE LANE  
PUTNAM, CT 06260

Parcel Number: 002-014  
CAMA Number: 002-014-000  
Property Address: 385 WOODSTOCK AVE

Mailing Address: ARSENAULT EMMA-LEIGH J & SARAH  
ELIZABETH  
385 WOODSTOCK AVE  
PUTNAM, CT 06260

Parcel Number: 002-020  
CAMA Number: 002-020-000  
Property Address: 373 WOODSTOCK AVE

Mailing Address: BRODEUR THERESA W  
373 WOODSTOCK AVE  
PUTNAM, CT 06260

Parcel Number: 002-038  
CAMA Number: 002-038-000  
Property Address: 390 WOODSTOCK AVE

Mailing Address: ROBBINS ERIC M  
390 WOODSTOCK AVE  
PUTNAM, CT 06260

Parcel Number: 002-039  
CAMA Number: 002-039-000  
Property Address: 376 WOODSTOCK AVE

Mailing Address: PRISBREY NATHAN J & DIANNA  
376 WOODSTOCK AVE  
PUTNAM, CT 06260



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