

Zoning Board of Appeals Hybrid Meeting
June 17, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal #2025-002 Bruce & Kathleen Elliott request for a side yard variance of 12 feet from the required 20 feet to 8 feet for the installation of a solar panel array. The property is located at 281 Liberty Highway, Town Assessors Map 32, Lot 56, Zoned R-40. VOTE REQUIRED

Regular Meeting:

Review minutes of the May 20, 2025 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal #2025-002 Bruce & Kathleen Elliott -281 Liberty Highway-12 foot side yard variance from the 20 Feet down to 8 feet.

Other Business: VOTE REQUIRED

Accepting New Applications for public hearing for the July 15, 2025 meeting.

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/83313147632?pwd=55oitvuuydMpUuyObpQxkF49rbxsbl.1>

Meeting ID: 833 1314 7632

Passcode: 5xAcyT

By Phone

1 929 205 6099 US (New York)

Meeting ID: 833 1314 7632

Passcode: 111595

Find your local number: <https://us06web.zoom.us/u/khQl3MPJJ>

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

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

Agenda:

Opened 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. Mark & Lori Brodeur were present. Mark reviewed his plans with the Board stating there is limited space in his basement. The proposed building would be for storage, i.e., tractor, snow blower, decorations, wood crafting items that he uses for his hobby. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the February 18, 2025, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Scott Zadora. Scott Zadora, Marnie Ciquera, Mike Bogdanski, and Glenn Godley voted in favor. Joseph Nash abstained from voting as he was absent.

Correspondence: None

Public Participation: None

New Business:

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'.

Motion by Mike Bogdanski to grant the variance, second by Marnie Ciquera. ALL WERE IN FAVOR.

Other Business:

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

Kathleen & Bruce Elliott – 281 Liberty Highway – Side yard variance

Motion by Mike Bogdanski to accept the application for public hearing, second by Scott Zadora. ALL WERE IN FAVOR.

Motion by Mike Bogdanski to adjourn at 7:10 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. 2025-002

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 5.20.2025

FEE: 160.00 0112

Amount Check #

Brenda Roy

- ☐ 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: BRUCE + KATHLEEN ELLIOTT BNELLIOTT@snet.net
ADDRESS & TELEPHONE NO. 281 Liberty Hwy Putnam 860-928-2509

2.) OWNER OF LAND BRUCE + KATHLEEN ELLIOTT
ADDRESS 281 Liberty Hwy Putnam

3.) PREMISES LOCATED AT: MAP 32 LOT 56 STREET CARD NO. _____

4.) ZONE R-40 AREA OF LOT 5 ACRES FRONTAGE 249.27'

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

SECTION 401 TABLE IV-1 Schedule of Dimensional
REQUIREMENTS

SIDE YARD VARIANCE FROM 20 FEET TO 8 FEET

PLEASE SEE ATTACHED

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Kathleen Elliott 5/20/25
SIGNATURE OF APPLICANT' DATE

Request for Variance

Dear Members :

We are writing to formally request a variance to reduce the side yard setback from 20 feet to 8 feet to accommodate the installation of a solar panel array for our home.

First, we would like to make the committee aware that when we planned the position of this solar panel array with Tom Shippee from Shippee Solar we positioned the array's stone pad based on the topography on that side of the property so the array would face solar south; but we also positioned it based on what we believed was our boundary marker at that end of the property. There is a metal pin just in front of the water culvert (very similar to what the plot plan shows) on the north side of our frontage which was identified as the boundary pin by two different realtors (Harry Havales and Judy Tedeschi) who I worked with when I purchased this property 40 years ago. For the past 40 years I have assumed that this pin represented our north frontage boundary, and it is this pin that I instructed Mr. Shippee to use to optimize the position of our array. It was not until Mr. Fitzback met with us on Monday, May 12th, when he showed us what he believes is the actual north frontage boundary marker.

The need for the requested variance, in addition to my incorrect identification of the north frontage boundary pin, is driven by the unique topography of our property as this part of the property slopes downward and away from our home creating a natural swale. This swale, in turn, then leads to the lower points on the property. This is the north side of the house, which is the optimal position for the new solar panel array as it will face solar south for maximal efficiency. For greatest efficiency of the array, there is no better place on the property. If we were to move the array towards the house it would be necessary to fill in the natural swale, which would bring it in very close proximity to the water outlet for our foundation's footing drain, as well as the water outlet from 4 of our downspouts. In times of significant rainfall this would bring an abundance of water to the base of the array which could possibly create a dangerous situation. To ensure both the efficiency and safety of the installation, it is vital that the panels be placed further away from the house.

Attached, we have provided you with a map from Shippee Solar where Tom Shippee depicts the dimensions of the solar array and its position with relation to the northern boundary of the property.

We have spoken with the 3 adjacent neighbors to our property, and no one is in opposition to the requested variance. We will be submitting signed letters from the adjacent property owners supporting this claim at your next meeting.

We believe that granting this variance will contribute positively to our efforts as we try to adopt sustainable energy solutions, benefiting both our household and the surrounding environment. We appreciate your consideration of our request and are happy to provide any additional information or documentation if it is needed.

Thank you for your time and efforts in this matter.

Sincerely,

Bruce N. Elliott

Kathy Elliott

Bruce and Kathy Elliott
281 Liberty Hwy
Putnam, CT 06260

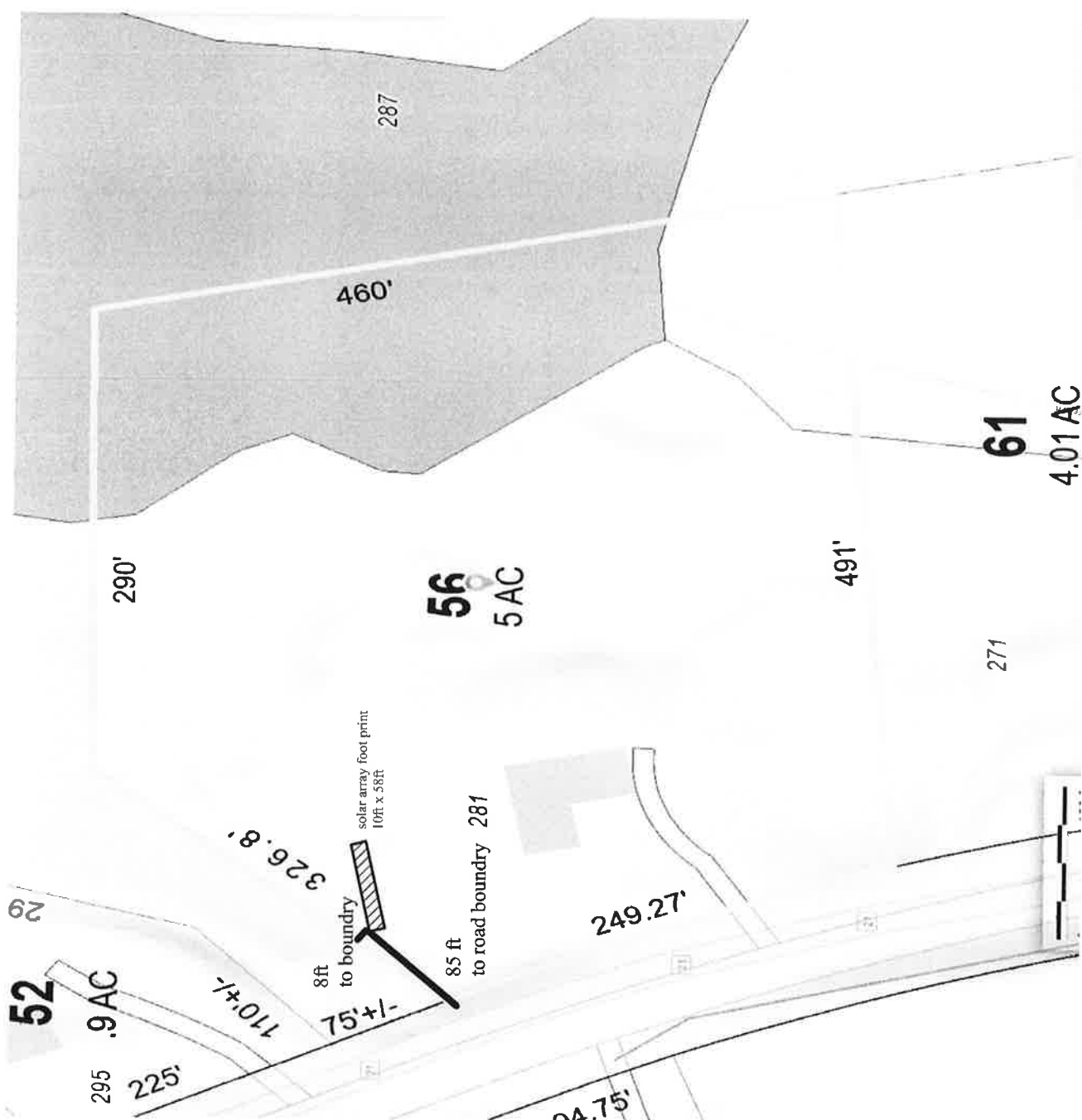
CONSTRUCTION DETAIL				COST / MARKET VALUATION			
Element	Code	Description		Building Value New	376,405		
Style:	07	Modern/Contemp		Year Built	1987		
Model:	01	Residential		Depreciation Code	A		
Grade:	09	B-		Remodel Rating	03		
Stories:	2	2 Stories		Year Remodeled	2020		
Occupancy	1	Vertical		Depreciation %	9		
Exterior Wall 1	29			Functional Obsol			
Exterior Wall 2				External Obsol			
Roof Structure:	03	Gable/Hip		Trend Factor	1		
Roof Cover	03	Asphalt		Condition			
Interior Wall 1	05	Drywall/Sheet		Condition %			
Interior Wall 2				Percent Good	91		
Interior Flr 1	14	Carpet		Dep Ovr Comment			
Interior Flr 2	11	Ceram Clay Til		Dep % Ovr			
Heat Fuel	02	Oil		Misc Imp Ovr Comment			
Heat Type:	05	Hot Water		Misc Imp Ovr			
AC Type:	01	None		Cost to Cure Ovr			
Total Bedrooms	03	3 Bedrooms		Cost to Cure Ovr Comment			
Total Bthrms:	2						
Total Half Baths	0						
Total Xtra Fixtrs	2						
Total Rooms:	9						
Bath Style:	02	Average					
Kitchen Style:	03	Good					
				RCNLD	342,500		

OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES									
Code	Description	L/B Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace	B	2	5000.00	2004	91		0.00	9,100
WDS	Woodstove	B	1	0.00	2004	91		0.00	0
SHD1	Shed	L	195	14.00	2015	50	C	1.00	1,400
SHD1	Shed	L	299	14.00	2015	50	C	1.00	2,100
SHD2	Shed Good	L	364	23.00	2023	75	A	1.20	7,500
LNT	Lean To	L	260	6.00	2024	75	C	1.00	1,200

BUILDING AREA			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,464	1,464
CTH	Cathedral Ceiling	0	288
FEP	Enclosed porch	0	168
FGR	Garage	0	528
FOH	Overhang	32	32
FOP	Open Porch	0	74
FUS	Finished Upper Story	704	704
UBM	Basement, Unfinished	0	1,464
UST	Unf. Storage	0	30
WDK	Deck/Wood	0	1,016
Total Gross		2,200	5,768

Print Date 2/21/2025 12:17:20 A





Shippee Solar and Construction LLC 111 Sabin St. Putnam CT 06260 1-860-450-2345		Site Plan for small-scale, single-phase PV System	
TITLE		SIZE	
Site Name: Kathy Elliott 281 Liberty Hwy Putnam CT		System Size: 5 kw (existing) 9.1 kw new	
Site Address:		CAGE CODE	
		DWG NO	
		REV	

Drawn by: Tom



100 feet Abutters List Report

Putnam, CT
May 20, 2025

Subject Property:

Parcel Number: 032-056
CAMA Number: 032-056-000
Property Address: 281 LIBERTY HGWY

Mailing Address: ELLIOTT BRUCE N & KATHLEEN H
281 LIBERTY HGWY
PUTNAM, CT 06260

Abutters:

Parcel Number: 032-052
CAMA Number: 032-052-000
Property Address: 295 LIBERTY HGWY

Mailing Address: GUILMETTE SAMANTHA M
295 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 032-057
CAMA Number: 032-057-000
Property Address: 287 LIBERTY HGWY

Mailing Address: FROG ROCK LLC
36 TERRACE DRIVE
THOMPSON, CT 06277

Parcel Number: 032-058
CAMA Number: 032-058-000
Property Address: 288 LIBERTY HGWY

Mailing Address: COPELAND ALBERT H JR
288 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 032-060
CAMA Number: 032-060-000
Property Address: 274 LIBERTY HGWY

Mailing Address: GUSTAVSON ANN MARIE
PO BOX 486
PUTNAM, CT 06260

Parcel Number: 032-061
CAMA Number: 032-061-000
Property Address: 271 LIBERTY HGWY

Mailing Address: MARTEL JEFFREY A & ARCAND
RACHAEL E
271 LIBERTY HIGHWAY
PUTNAM, CT 06260



www.cai-tech.com

5/20/2025

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Page 1 of 1



June 9, 2025

TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET • PUTNAM, CT 06260

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on June 17, 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 #2025-002 Bruce & Kathleen Elliott request for a side yard variance of 12 feet from the required 20 feet to 8 feet for the installation of a solar panel array. The property is located at 281 Liberty Highway, Town Assessors Map 32, Lot 56, Zoned Ag-2.

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

Return to:
Mr. & Mrs. Bruce N. Elliott
281 Liberty Highway
Putnam, CT 06260

STATUTORY FORM QUIT-CLAIM DEED

KNOW YE, THAT I, **BRUCE N. ELLIOTT**, of the Town of Putnam, County of Windham, and State of Connecticut for the consideration of One and 00/100 (\$1.00) Dollar paid, grant to **BRUCE N. ELLIOTT AND KATHLEEN H. ELLIOTT**, both of the Town of Putnam, County of Windham, State of Connecticut with **QUIT CLAIM COVENANTS AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP** for property known as **281 LIBERTY HIGHWAY, PUTNAM, CONNECTICUT**:

A certain piece or parcel of land situated in the Town of Putnam, County of Windham and State of Connecticut, located on the easterly side of Route 21 as shown on a map entitled, "PLAN PREPARED FOR HENRY SIKORSKI, ROUTE 21, PUTNAM, CONN., RESUBDIVISION, SCALE 1" = 40' DATED 10-28-83 DRN. R.E.D. TRD. A.V.H. FILE NO. 82302 SHEET NO. 1 OF 1, BOUD & MEEHAN Consulting Engineers-Surveyors, P.C.", which map or plan is on file in the Town Clerk's Office ins aid Town of Putnam, to which reference may be had, and being more particularly bounded and described as follows:

Beginning at an iron pin to be set and marking the southwesterly corner of the herein described land, the line runs S 75° 12' 43.6" E, a distance of 491.00 feet along land now or formerly of Petrowsky to an iron pin to be set; thence the line runs N 07° 13' 31" E, a distance of 460.00 feet along other land of Sikorski to an iron pin to be set; thence the line runs N 70° 24' 00.7" W, a distance of 290.00 feet to an iron pin to be set; thence the line runs S 56° 38' 39.7" W, a distance of 326.83 feet; thence the line runs on a curve to the right along Route 21, a distance of 249.27 feet to an iron pin, which marks the point and place of beginning, said curve having a radius of 1472.70 feet and a central angle of 09° 41' 53". Said parcel contains 5.0 acres.

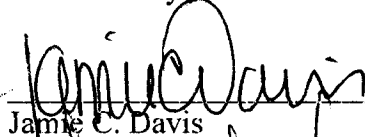
Together with a right of way to pass and repass for a distance of up to 200 feet from Route 21, to the above-described premises, as more particularly set forth and described in a Quit-claim Deed from Henry A. Sikorski to Paul R. Paquin and Louise D. Paquin, dated April 2, 1984, and recorded in Putnam Land Records, Volume 118, Page 684.

As partial consideration for this conveyance, the herein Releasees agree to assume and pay all real estate taxes and other municipal charges hereafter coming due on the within described premises.

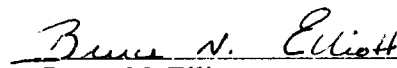
SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
Any and all provisions of any ordinance, municipal regulation, public or private law. Any assessments or pending assessments for which a lien or liens have not as yet been filed, if any. Any provision, if applicable, of any inland/wetlands or coastal wetlands statutes, ordinances, rules, and regulations. Any restrictions as of record in said Land Evidence Records, if any.

Signed this 30th day of September, 2016.

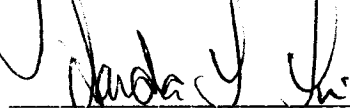
Witnessed by:



Jamie C. Davis



Bruce N. Elliott



Sandra L. Lemire

Town Clerk-Putnam CT
Sara J. Seney
Oct 05, 2016 01:27P

CONVEYANCE TAX RECEIVED
STATE  LOCAL 

TOWN CLERK OF PUTNAM, CT

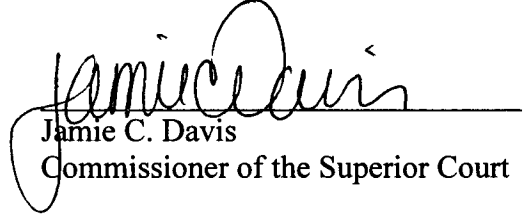
STATE OF CONNECTICUT)

) ss. Putnam

September 30, 2016

COUNTY OF WINDHAM)

Personally appeared, Bruce N. Elliott, signer of the foregoing Instrument, and
acknowledged the same to be his free act and deed, before me.


Jamie C. Davis
Commissioner of the Superior Court

