

Planning & Zoning Commission Hybrid Meeting Minutes
June 18, 2025 7:00 pm
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call: Patricia Hedenberg Chairperson, Douglas Taylor, Vice Chairman, Lisa-Jean Clifford, Nick Huston

Excused: Elisabeth Thompson

Agenda

Opened public hearing on Docket # 2025-03 Strategic Commercial Realty request for a site plan modification for the expansion of a previously approved gravel excavation to include 5.8+/- acres of land as part of Phase 4A-1. The total proposed Phase 4 excavation area will increase from 5.2 +/- acres to 11 +/- acres and the amount of material removed will increase from 84,000 +/- cubic yards to 173,500 +/- cubic yards. The total excavation quantities for the subject property, including Phase 4A, are 32.0 +/- acres and 697,500 +/- cubic yards. Property located at 300 River Road, Town Assessors Map 44, Lot 23, Zoned AG-2. Nick asked if there was a pond on the property (no); Doug asked about power lines (no); Lisa Jean asked when complete (2026)

Louis Bunker, River Rd., Putnam – asked if any blasting in area (no); working 50 feet away from his property, rules say 100 feet. Bruce Fitzback will discuss it with him.

Roxanne Sheldon, River Rd., Putnam – questioned what the grade would be – answer down by 2 feet. Property to be restored to gentle slope, no holes.

Motion by Lisa-Jean Clifford to close the public hearing, second by Nick Huston. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the April 16, 2025 meeting.

Motion by Lisa-Jean Clifford to approve the minutes, second by Douglas Taylor. ALL WERE IN FAVOR.

Correspondence: None

Unfinished Business: None

New Business:

Docket # 2025-03 Strategic Commercial Realty – 300 River Road-Site Plan Modification

Motion by Lisa-Jean Clifford to approve, second by Douglas Taylor. ALL WERE IN FAVOR.
Other Business:

Accepting of New Applications for public hearing on July 16, 2025, meeting if applicable.

Montana Nights – special permit for entertainment, outdoor dining with three picnic tables, seating capacity for 16 people - Motion by Nick Huston to accept, second by Lisa Jean Clifford. ALL WERE IN FAVOR.

Home Occupation Permit, 31 Mechanics St., Putnam, online business manufacturing candles. Motion by Nick Huston to accept, second by Lisa Jean Clifford. ALL WERE IN FAVOR.

Special Permit, Rear Lot Development, 157 Heritage Rd
Motion by Lisa Jean Clifford to accept, second by Douglas Taylor. ALL WERE IN FAVOR.

Application for a restaurant Site Plan to be added to the agenda -
Motion by Douglas Taylor to add to the agenda, second by Nick Huston. ALL WERE IN FAVOR.

Daniel Blanchette, 401 Ravenelle Rd. 611 School St., (Route 44) new restaurant and grocery store
Motion to accept by Nick Huston, second by Douglas Taylor. ALL WERE IN FAVOR.

Bruce Fitzback discussed Section 602 -signs. The Commission will review and discuss it at the July 16, 2025 meeting.

POCD: Review Draft Guiding Principle #1. Economic Development
Commission members were asked to review the draft and send any suggestions/concerns to Bruce Fitzback.

Motion by Nick Huston to adjourn at 8:24 pm, second by Douglas Taylor. ALL WERE IN FAVOR.

Respectfully submitted, Pat Hedenberg