

Planning & Zoning Commission Hybrid Meeting Agenda
July 16, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda

Public hearing on Docket # 2025-04 Krupa Shah/Montana Nights Axe Throwing request for a special permit in accordance with Section 709 of the Town of Putnam Zoning Regulations for outdoor dining with food and beverages/cocktails. The property is located at 50 Providence Unit # 2, Town Assessors Map 026, Lot 7-3, Zoned Highway Commercial. VOTE REQUIRED

Public hearing on Docket # 2025-05 Vachi LLC. DBA-Montana Nights Axe Throwing request for a special permit in accordance with Section 304 for indoor live entertainment (music, bands, plays/shows, disc jockeys, acoustics and karaoke). The property is located at 50 Providence Pike Unit # 2, Town Assessors Map 026, Lot 7-3, Zoned Highway Commercial. VOTE REQUIRED

Public hearing on Docket # 2025-06 Homes at School LLC request for a special permit for multi-family dwellings in accordance with Section 702 of the Town of Putnam Zoning Regulations for the construction of 40 residential units of a previously approved site plan that expired. The property is located at 465 School Street, Town Assessors Map 008, Lot 142, Zoned R-10. VOTE REQUIRED

Public hearing on Docket # 2025-07 Roland Marios request for a special permit in accordance with Section 406 of the Town of Putnam Zoning Regulations for rear lot approval. The property is located at 257 Heritage Road, Town Assessors Map 39, lot 29, Zoned R-40. VOTE REQUIRED

Public hearing on Docket # 2025-08 Cynthia Samokar request for a Home Occupation permit in accordance with Section 706 of the Town of Putnam Zoning Regulations to manufacture candles in her apartment # 31 for sales online and at craft fairs. The property is located at 29-31 Mechanics Street, Zoned R-7. VOTE REQUIRED

Regular Meeting:

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

Correspondence:

Unfinished Business:

New Business: VOTE REQUIRED

Docket # 2025-04 Krupa Shah/Montana Nights Axe Throwing - 50 Providence Pike Unit # 2-Special Permit-Outdoor Dining

Docket # 2025-05 Vachi LLC. DBA-Montana Nights Axe Throwing - 50 Providence Pike Unit # 2-Special Permit - Indoor Live Entertainment

Docket # 2025-06 Homes at School LLC - 465 School Street- Special Permit-Multi-family-40 Residential Units

Docket # 2025-07 Roland Marios - 257 Heritage Road-Special Permit-Rear Lot Approval

Docket # 2025-08 Cynthia Samokar - 29-31 Mechanic Street Apt. # 31-Home Occupation permit-Candle Making

Docket # 2025-09 Sukpaseuth Phongsas - 611 School Street-Site Plan Approval-Restaurant & Grocery Store - 5,700 S.F. Building

Other Business:

Accepting of New Applications for public hearing on August 20, 2025, meeting if applicable. VOTE REQUIRED

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/88471463815?pwd=9DJ5bbKfTMBVQcNkSqdSGTqUUrpKmZ.1>

Meeting ID: 884 7146 3815

Passcode: 7FA0Dm

By Phone

929 205 6099 US (New York)

Meeting ID: 884 7146 3815

Passcode: 021732

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

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



TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☐ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Application for Zoning Permit
☒ Other, SECTION 709 OUTDOOR DINING

Docket No. 2025-04

Date 6/5/25

Fee: 160.00 1097

Amount - Check No. 6/5/2025

1.) Name of Applicant: Krupa shah / Montero nights Axe throwing
Address, Telephone No., & Email Address 50 providence pike, Putnam, CT-06260

2.) Owner of Land Krupa shah
Address, Telephone No., & Email Address 50 providence pike, Putnam, CT-06260
Krupa31@yahoo.com

3.) Location of Property 50 providence pike, Putnam, CT-06260 Zone _____
Street Address

Assessor's Map No. _____ Lot No. _____

- 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.

Outdoor dining with food & beverage / cocktails

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

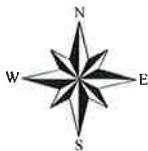
I hereby certify that all the information provided is accurate and complete.

[Signature] 6/5/25
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



50 #2 Providence Pike

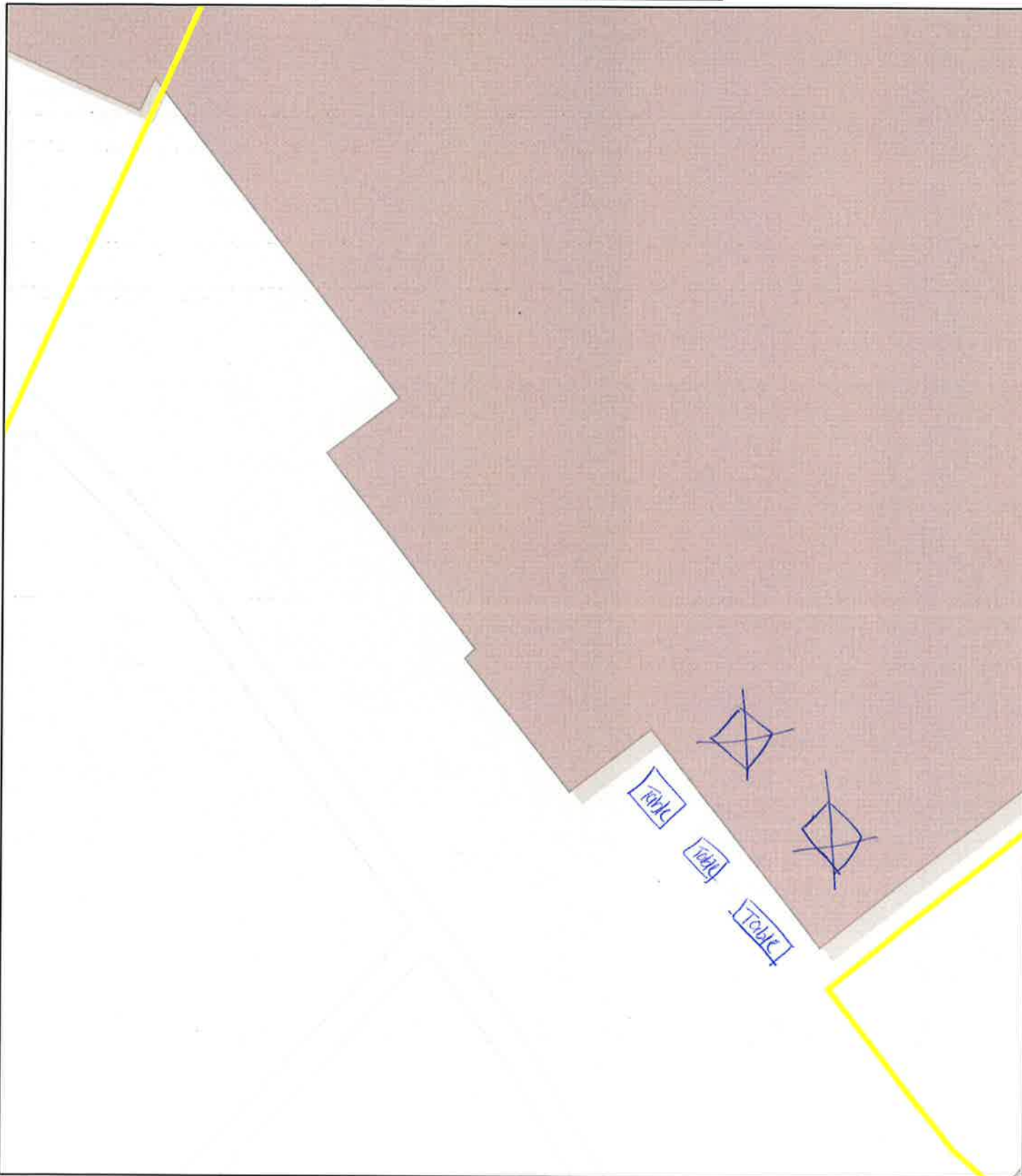
Putnam, CT

1 inch = 20 Feet

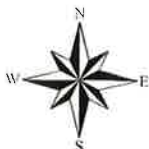


www.cai-tech.com

June 5, 2025



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50 #2 Providence Pike

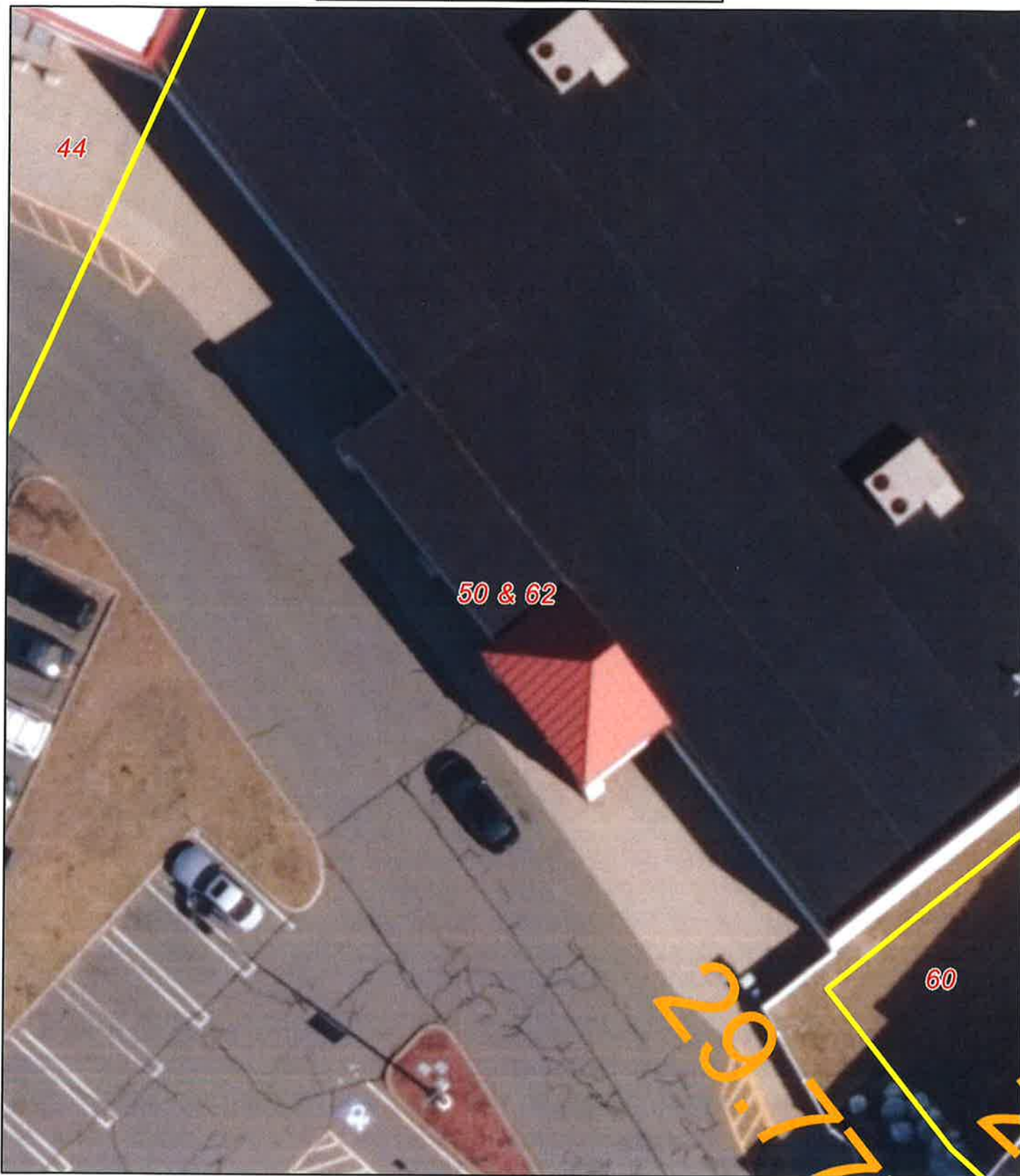
Putnam, CT

1 inch = 20 Feet



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June 5, 2025



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TOWN OF PUTNAM

ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Application for Zoning Permit
☐ Other, _____

Docket No. 2025-05

Date 5/29/2025

Fee: 160.00 1096
Amount - Check No. 6/5/2025
del

1.) Name of Applicant: Vachi LLC, DBA - Montana Nights

Address, Telephone No., & Email Address 50 Providence Pike #2, Putnam, CT - 06260

2.) Owner of Land Vajra LLC

Address, Telephone No., & Email Address 50 Providence Pike #2, Putnam, CT - 06260
860-315-9271 putnam@montananights.com

3.) Location of Property 50 Providence Pike #2, Putnam, CT - 06260

Zone _____

Street Address _____

Assessor's Map No. _____

Lot No. _____

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.

This application is for hosting live entertainment at the establishment Montana Nights located at 50 Providence Pike, Putnam, CT - 06260

Live Entertainment (Music bands, Plays/shows, Disc Jockeys, Acoustics, Karaoke)

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.

Date Accepted _____

Date Rejected _____

M.R. Desai 5/29/2025
Signature of Applicant Date

Signature of Chairperson Date



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. **2025-06**

Date 6-16-2025

Fee: \$160.00

Amount - Check No. 16869

1.) Name of Applicant: Homes at School LLC

Address, Telephone No., & Email Address 305 Butlertown Road, Oakdale, CT 06370
860-235-2846, jim@bandwpaving.com

2.) Owner of Land same

Address, Telephone No., & Email Address _____

3.) Location of Property 465 School Street

Zone R-10

Street Address

Assessor's Map No. 008

Lot No. 142

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.

A new site development plan proposing 40 residential units. There is a previously approved site plan for this site, as proposed 40 residential units, that has expired.

Table III-1 of the zoning regulations shows multi-family dwelling as an allowed use with the approval of a special permit, in the R-10 zone.

The project meets the requirements of Section 702-multi-family, of the zoning regulations.

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.

Date Accepted _____

Date Rejected _____

[Signature]
Signature of Applicant

6/16/25
Date

Signature of Chairperson Date

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

June 12, 2025

Mr. Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Town of Putnam
200 School St
Putnam, CT 06260

RE: Statement of Use
465 School Street

An application is being submitted by Homes at School LLC for a special permit proposing a Multi-family Development, located at 465 School Street. The property is zoned R-10, which allows Multi-family Residential Developments, with approval of a Special Permit.

The proposed use is compatible with the Plan of Conservation and Development. The Plan recommends that Putnam: Institute programs that will allow "Aging in Place", i.e., planning for older adults and individuals with disabilities to remain in their homes and within the community – housing that is more affordable and housing for an aging population. In addition, the Plan recommends providing additional housing opportunities for the "Millennial" generation. The proposed project meets the goals of the Plan of conservation and Development by providing residential units that will have reasonable rents for both the aging population and young people just getting started in the work force.

There was a similar residential project approved back in 2006, which has since expired. The present project is proposing 40 residential – three bedroom units. The previously approved site plan was also proposed for 40 residential units. The present project has the same road layout as the project approved in 2006.

The major difference between the present site development plan to the 2006 site plans, is the addition of a forebay and water quality basin, as required by DEEP's 2024 CT Guidelines for Soil Erosion & Sedimentation Control and the Connecticut 2024 Stormwater Quality Manual. The proposed forebay and basin will function as a temporary sediment control basin during the construction phase of the project and then as a permanent stormwater treatment basin for the life of the residential project.

Once development of the site is completed, there will be a decrease in runoff from the site, therefore there will be no impacts on the downstream neighboring properties or Little Dam Brook. The temporary sedimentation basin provides ample wet and dry storage volume to meet and exceed the requirements of the 2024 CT Guidelines for Soil & Sedimentation Control. Likewise, Water Quality Basin meets and exceeds the post construction requirements of the Connecticut 2024 Stormwater Quality Manual. The project has had an independent engineering review by CDM Smith, to ensure that the project was designed in accordance with both the Manual and the Guidelines. All of their review comments were addressed prior to approval by the Conservation Commission.

There are existing water, sewer, and electric lines within School Street. A new domestic water line is proposed on sheet 5 of the site development plans. There is also new underground electrical service, telephone, and cable conduits proposed on sheet 5. A new sewer service from School Street is shown on sheet 5.

TRAFFIC ANALYSIS

As determined in this report, project-related traffic increases are expected to result in minimal impacts to area traffic operation. School Street, Route 44, is a State of CT arterial roadway, and therefore has adequate capacity to carry all prospective traffic; adequate provision is made for entering and leaving the subject site in such a manner that no undue hazard to traffic or undue traffic congestion shall be created. Route 44 is under the jurisdiction of CT DOT, therefore, the plans have been submitted to CT DOT for review and approval. We have received DOT's review comments and have addressed all their comments.

In order to develop the trip generation characteristics of the project, trip generation data published by the Institute of Transportation Engineers (ITE) as part of the *Trip Generation Manual* were reviewed. The ITE publishes trip generation for a number of Land Use Codes including LUC 221 – *Multifamily Housing Not Close to Rail Transit*, the most appropriate category for the proposed development. The trip generation estimates for the project are as follows:

Total weekday Daily Trips	181
Weekday AM Peak Hour – Entering	4
Weekday AM Peak Hour – Leaving	12
Weekday PM Peak Hour - Entering	11
Weekday PM Peak Hour - Leaving	7

SPECIAL PERMIT CRITERIA

In accordance with Section 114.F.1 – Criteria for evaluation, of the Zoning Regulations, in deciding upon any application for a special permit, the Commission shall consider the following criteria in addition to the other applicable criteria set forth in other sections of these regulations:

- a. The size and intensity of the proposed use and the impact of such use on neighboring property.
The site has been designed to have a positive effect upon the community character and health, safety and welfare of the residents and visitors of the Town. The project is set back from the road, behind several commercial properties, and will not be visible from School Street. The project is bordered to the south, east and west by vacant land that is zoned residential. Local land use is commercial and residential. The proposed use is a perfect transition from commercial uses to single family residential. In addition, the proposed use is compatible with the Plan of Conservation and Development. The Plan recommends that Putnam: Institute programs that will allow “Aging in Place”, i.e., planning for older adults and individuals with disabilities to remain in their homes and within the community – housing that is more affordable and housing for an aging population. In addition, the Plan recommends providing additional housing opportunities for the “Millennial” generation. The proposed project meets the goals of the Plan of conservation and Development by providing

residential units that will have reasonable rents for both the aging population and young people just getting started in the work force.

- b. The potential for creation of a nuisance to neighboring properties, whether by noise, air or water pollution, offensive odors, smoke, dust, vibrations or other effects of the proposed use.

As the proposed use is residential, there will be no noise, air or water pollution, offensive odors, smoke, dust, vibrations or other effects from the proposed use.

- c. The convenience and safety of vehicular and pedestrian movement on the site, and the impact of the proposed uses on existing local traffic.

School Street, Route 44, is a State of CT arterial roadway, and therefore adequate to carry all prospective traffic; adequate provision is made for entering and leaving the subject site in such a manner that no undue hazard to traffic or undue traffic congestion shall be created. Route 44 is under the jurisdiction of CT DOT, therefore, the plans have been submitted to CT DOT for review and approval. We have received DOT's review comments and have addressed all their comments. A concrete sidewalk is proposed along the main access road on the site, down to Church Street.

- d. Accessibility of emergency vehicles, e.g., police, fire and emergency transportation vehicles.

Adequate access has been provided for the purpose of fire protection, police protection, and other emergency equipment.

- e. The adequacy of proposed methods for disposal of wastes, particularly with regards to any materials that could use an adverse effect on ground water or wetlands.

The project will be served by public sewer, there will be no wastes impacting the groundwater or wetlands. Once development of the site is completed, there will be a decrease in volume and runoff from the site. The temporary sedimentation basin provides ample wet and dry storage volume to meet and exceed the requirements of the 2024 CT Guidelines for Soil & Sedimentation Control, as well as the 2024 CT Guidelines for Soil & Sedimentation Control. Likewise, the Water Quality Basin meets and exceeds the post construction requirements of the Connecticut 2024 Stormwater Quality Manual.

- f. The potential for, and the adequacy of measures for the prevention of

surface water and ground water pollution, soil erosion and sedimentation, increased runoff, and changes in groundwater levels.

The project has been designed in accordance with the CTDEEP 2024 Stormwater Quality Manual and the 2024 Guidelines for Soil & Sediment Control. The project has had an independent engineering review by CDM Smith, to ensure that the project was designed in accordance with both the Manual and the Guidelines. All of their review comments were addressed prior to approval by the Conservation Commission.

- g. Measures for dealing with runoff and surface pollutants from driveway and parking areas.

The major difference between the present site development plan to the 2006 site plans, is the addition of a forebay and water quality basin, as required by DEEP's 2024 CT Guidelines for Soil Erosion & Sedimentation Control and the Connecticut 2024 Stormwater Quality Manual. The proposed forebay and basin will function as a temporary sediment control basin during the construction phase of the project and then as a permanent stormwater treatment basin for the life of the residential project.

- h. The compatibility of the design, layout and operation of the proposed buildings, structures or uses with nearby properties and the impacts on the enjoyment, usefulness and value of nearby property.

The proposed development will not effect the ability of surrounding property to be developed in accordance with the existing zoning classifications. The development is completely self-contained. The proposed height of the buildings will be less than 20 feet, which is less than the 35 feet allowed by the Zoning Regulations.

- 1. The degree of population concentration and building density resulting from the proposed uses and the availability and adequacy of existing fire and police protection, transportation, water, sewage, facilities, schools or other public facilities to meet the needs of the uses.

The existing water, sewer and drainage systems, in and along School Street have the capacity to service the project, and conform to accepted engineering practices, and will not burden the capacity of the utilities.

- J. The impact of the proposed uses on existing or potential local water supplies and recharge areas.

The proposed project will have no impacts on existing or potential local water supplies and recharge areas, as the project is on public sewers and the stormwater runoff will be treated prior to leaving the site.

- k. The existence and protection of important natural and historic resources.

The project will not have any adverse affects on the environment. The project is on public sewer, there will not be on-site septic systems. The proposed drainage system has been designed to treat and infiltrate the stormwater runoff. The proposed development will not use, handle, store or dispose of hazardous materials as a principal activity. There will be no hazardous materials stored on the site, other than those volumes and types associated with normal household use. There are no known historic resources on the site.

1. The impact of the proposed uses on wildlife and planthabitats.

We have reviewed the DEEP Natural Diversity Data Base maps and have determined that there are no State or Federal Listed Species or Critical Habitat on the site (see attached map). In order to protect the aquatic life and water quality within the stream, proper erosion and sedimentation control has been provided on the project plans. Post construction, water that runs off of the developed surfaces will be treated in the water treatment basin as shown on the plan. The site has been designed per both the CTDEEP Manuals.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional

Natural Diversity Data Base Areas

PUTNAM, CT

December 2024

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

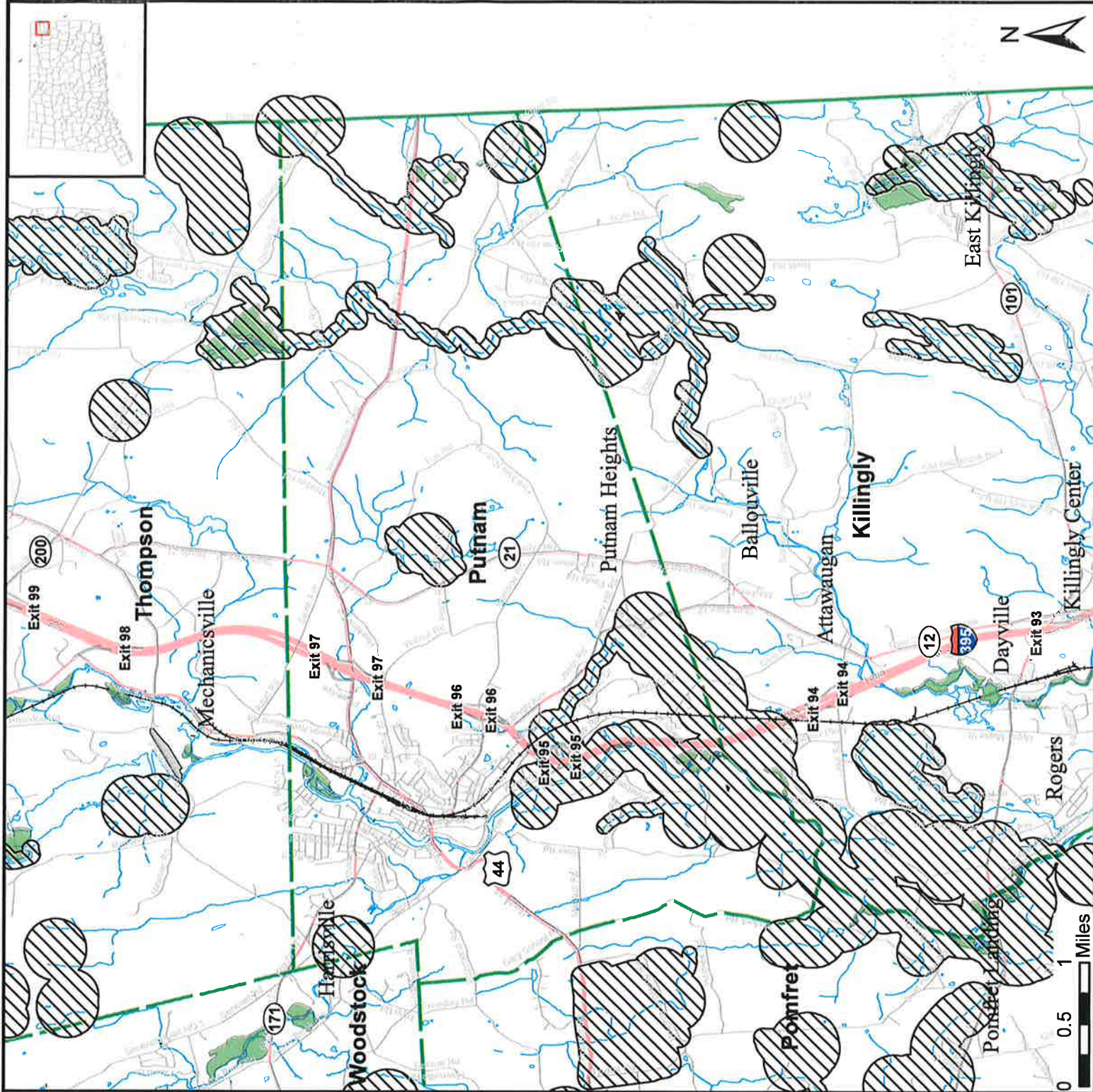
<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection



ZONING COMPLIANCE CHART
R-10 DISTRICT

ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 S.F./UNIT	400,752 S.F.
MINIMUM FRONTAGE	90 FT	50 FT
FRONT YARD SETBACK	25 FT	N/A
SIDE YARD SETBACK	20 FT	21 FT
REAR YARD SETBACK	25 FT	26 FT
MAX. LOT COVERAGE	30%	14%
MAX. BUILDING HEIGHT	35 FT	20 FT

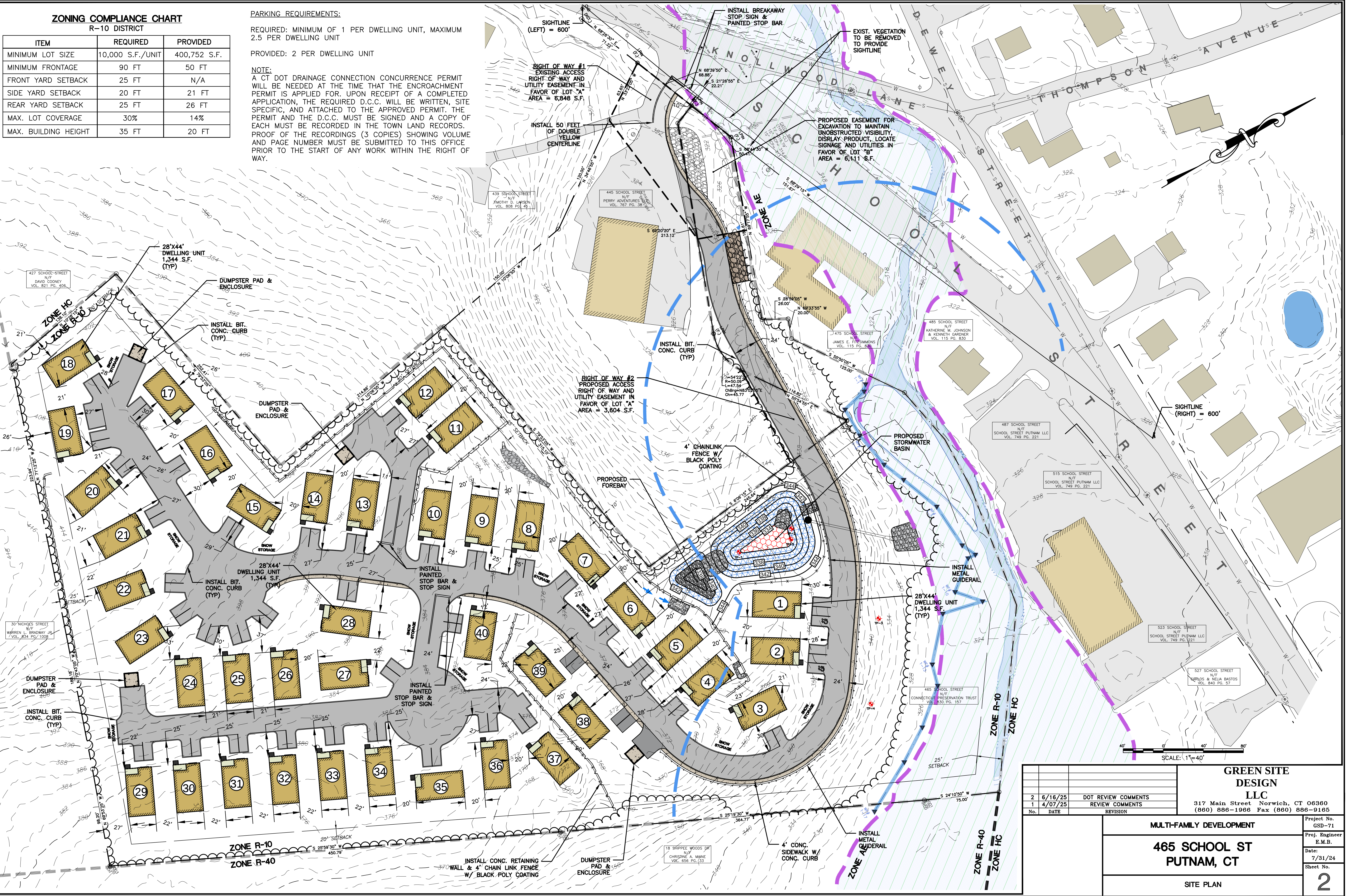
PARKING REQUIREMENTS:

REQUIRED: MINIMUM OF 1 PER DWELLING UNIT, MAXIMUM 2.5 PER DWELLING UNIT

PROVIDED: 2 PER DWELLING UNIT

NOTE:

A CT DOT DRAINAGE CONNECTION CONCURRENCE PERMIT WILL BE NEEDED AT THE TIME THAT THE ENCROACHMENT PERMIT IS APPLIED FOR. UPON RECEIPT OF A COMPLETED APPLICATION, THE REQUIRED D.C.C. WILL BE WRITTEN, SITE SPECIFIC, AND ATTACHED TO THE APPROVED PERMIT. THE PERMIT AND THE D.C.C. MUST BE SIGNED AND A COPY OF EACH MUST BE RECORDED IN THE TOWN LAND RECORDS. PROOF OF THE RECORDINGS (3 COPIES) SHOWING VOLUME AND PAGE NUMBER MUST BE SUBMITTED TO THIS OFFICE PRIOR TO THE START OF ANY WORK WITHIN THE RIGHT OF WAY.



				GREEN SITE DESIGN LLC	
				317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
				MULTI-FAMILY DEVELOPMENT	
				465 SCHOOL ST PUTNAM, CT	
				SITE PLAN	
				Project No. GSD-71 Proj. Engineer E.M.B. Date: 7/31/24 Sheet No. 2	
2	6/16/25	DOT REVIEW COMMENTS			
1	4/07/25	REVIEW COMMENTS			
No.	DATE	REVISION			



100 feet Abutters List Report

Putnam, CT
July 08, 2025

Subject Property:

Parcel Number: 008-142
CAMA Number: 008-142-C00
Property Address: 465 SCHOOL ST

Mailing Address: CONNECTICUT PRESERVATION TRUST
CHAMBERS J TR
PO BOX 202
PUTNAM, CT 06260

Abutters:

Parcel Number: 008-120
CAMA Number: 008-120-000
Property Address: 487 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-121
CAMA Number: 008-121-000
Property Address: 485 SCHOOL ST

Mailing Address: JOHNSON KATHERINE M & GARDNER
KENNETH
485 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-128
CAMA Number: 008-128-000
Property Address: 475 SCHOOL ST

Mailing Address: FITZSIMMONS JAMES E
475 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-130
CAMA Number: 008-130-000
Property Address: 3 BATES AVE

Mailing Address: GODLEY GLENN M
3 BATES AVE
PUTNAM, CT 06260

Parcel Number: 008-134
CAMA Number: 008-134-000
Property Address: 435 SCHOOL ST

Mailing Address: FASSETT WILLIAM R
74 PLEASANT VIEW DRIVE
DAYVILLE, CT 06241

Parcel Number: 008-141
CAMA Number: 008-141-000
Property Address: 439 SCHOOL ST

Mailing Address: LARSON TIMOTHY D
439 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-146
CAMA Number: 008-146-000
Property Address: 427 SCHOOL ST

Mailing Address: COONEY DAVID
427 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-154
CAMA Number: 008-154-000
Property Address: 445 SCHOOL ST

Mailing Address: PERRY ADVENTURES LLC C/O
GRAPHICS UNLIMITED
445 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 012-010
CAMA Number: 012-010-000
Property Address: 30 NICHOLS ST

Mailing Address: BRADWAY WARREN L JR TR
57 QUAKER FARM RD
MYSTIC, CT 06355

Parcel Number: 026-058
CAMA Number: 026-058-000
Property Address: 515 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260



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7/8/2025

Page 1 of 2



100 feet Abutters List Report

Putnam, CT
July 08, 2025

Parcel Number: 026-060
CAMA Number: 026-060-000
Property Address: 523 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-061
CAMA Number: 026-061-000
Property Address: 527 SCHOOL ST

Mailing Address: BASTOS CARLOS & NELIA
455 RIVERSIDE DR
N GROS, CT 06255

Parcel Number: 026-062
CAMA Number: 026-062-000
Property Address: 531 SCHOOL ST

Mailing Address: BENJAMIN EVA & CARINE AARON
531 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-067
CAMA Number: 026-067-000
Property Address: 611 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
15 WOLF DEN RD
POMFRET, CT 06259

Parcel Number: 026-075
CAMA Number: 026-075-000
Property Address: 21 SHIPPEE WOODS DR

Mailing Address: MAUER JEANINE C LU
21 SHIPPEE WOODS DR
PUTNAM, CT 06260

Parcel Number: 026-078
CAMA Number: 026-078-000
Property Address: 18 SHIPPEE WOODS DR

Mailing Address: MAINE CHRISTINE A
18 SHIPPEE WOODS DR
PUTNAM, CT 06260

Parcel Number: 026-093
CAMA Number: 026-093-000
Property Address: 10 SHIPPEE WOODS DR

Mailing Address: MILLER DARLENE A
10 SHIPPEE WOODS DR
PUTNAM, CT 06260



www.cai-tech.com

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7/8/2025

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100 feet Abutters List Report

Putnam, CT
July 08, 2025

Subject Property:

Parcel Number: 008-142
CAMA Number: 008-142-C00
Property Address: 465 SCHOOL ST

Mailing Address: CONNECTICUT PRESERVATION TRUST
CHAMBERS J TR
PO BOX 202
PUTNAM, CT 06260

Abutters:

Parcel Number: 008-120
CAMA Number: 008-120-000
Property Address: 487 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-121
CAMA Number: 008-121-000
Property Address: 485 SCHOOL ST

Mailing Address: JOHNSON KATHERINE M & GARDNER
KENNETH
485 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-128
CAMA Number: 008-128-000
Property Address: 475 SCHOOL ST

Mailing Address: FITZSIMMONS JAMES E
475 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-130
CAMA Number: 008-130-000
Property Address: 3 BATES AVE

Mailing Address: GODLEY GLENN M
3 BATES AVE
PUTNAM, CT 06260

Parcel Number: 008-134
CAMA Number: 008-134-000
Property Address: 435 SCHOOL ST

Mailing Address: FASSETT WILLIAM R
74 PLEASANT VIEW DRIVE
DAYVILLE, CT 06241

Parcel Number: 008-141
CAMA Number: 008-141-000
Property Address: 439 SCHOOL ST

Mailing Address: LARSON TIMOTHY D
439 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-146
CAMA Number: 008-146-000
Property Address: 427 SCHOOL ST

Mailing Address: COONEY DAVID
427 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 008-154
CAMA Number: 008-154-000
Property Address: 445 SCHOOL ST

Mailing Address: PERRY ADVENTURES LLC C/O
GRAPHICS UNLIMITED
445 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 012-010
CAMA Number: 012-010-000
Property Address: 30 NICHOLS ST

Mailing Address: BRADWAY WARREN L JR TR
57 QUAKER FARM RD
MYSTIC, CT 06355

Parcel Number: 026-058
CAMA Number: 026-058-000
Property Address: 515 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260



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7/8/2025

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100 feet Abutters List Report

Putnam, CT
July 08, 2025

Parcel Number: 026-060
CAMA Number: 026-060-000
Property Address: 523 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-061
CAMA Number: 026-061-000
Property Address: 527 SCHOOL ST

Mailing Address: BASTOS CARLOS & NELIA
455 RIVERSIDE DR
N GROS, CT 06255

Parcel Number: 026-062
CAMA Number: 026-062-000
Property Address: 531 SCHOOL ST

Mailing Address: BENJAMIN EVA & CARINE AARON
531 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-067
CAMA Number: 026-067-000
Property Address: 611 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
15 WOLF DEN RD
POMFRET, CT 06259

Parcel Number: 026-075
CAMA Number: 026-075-000
Property Address: 21 SHIPPEE WOODS DR

Mailing Address: MAUER JEANINE C LU
21 SHIPPEE WOODS DR
PUTNAM, CT 06260

Parcel Number: 026-078
CAMA Number: 026-078-000
Property Address: 18 SHIPPEE WOODS DR

Mailing Address: MAINE CHRISTINE A
18 SHIPPEE WOODS DR
PUTNAM, CT 06260

Parcel Number: 026-093
CAMA Number: 026-093-000
Property Address: 10 SHIPPEE WOODS DR

Mailing Address: MILLER DARLENE A
10 SHIPPEE WOODS DR
PUTNAM, CT 06260



www.cai-tech.com

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7/8/2025

Page 2 of 2

Legal Notice
Town of Putnam
Planning & Zoning Commission

The Town of Putnam Planning & Zoning Commission will hold a meeting on July 16, 2025 at 7:00 P.M. in Room 201 of the Municipal Complex located at 200 School Street, Putnam, CT. A public hearing will be held on each of the following:

Docket # 2025-06 Homes at School LLC request for a special permit for multi-family dwellings in accordance with Section 702 of the Town of Putnam Zoning Regulations for the construction of 40 residential units of a previously approved site plan that expired. The property is located at 465 School Street, Town Assessors Map 008, Lot 142, Zoned R-10.



June 12, 2025

Ms. Ellen M. Bartlett, P.E., CPSWQ
Green Site Design LLC
317 Main Street
Norwich, CT 06360

Dear Ms. Bartlett:

Subject: Revised Housing Project
465 School Street / Route 44
Town of Putnam

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received March 10, 2025, entitled, "Revised Housing Project" dated September 2024, and last revised February 25, 2025. Your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following comments:

1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.
2. Due to the additional drainage system along with the Oil/Water Separator tying into the original drainage system, a Drainage Connection Concurrence (D.C.C.) will be required. Upon receipt of a completed application, the required D.C.C. will be written, site specific, and attached to the approved permit. The permit and the D.C.C. must be signed and a copy of each must be recorded in the town land records. Proof of the recordings (3 copies) showing volume and page number must be submitted to this office prior to the start of any work within the right of way.
3. Please provide plans for the drive showing STOP sign, stop bar, and DYCL.
4. Revise plan set to show sightline demonstration.
5. Revise plan set to show breakaway signpost detail.
6. Revise plan set to show if there are any intended utility connections, such as power or communications. Please indicate where the connections will be made and if they are underground or overhead.
7. Revise plans to show limits of pavement restoration according to current Conn DOT standards for any proposed utility cuts on Route 44. Excavations into a lane will require restoration from the curb to the center line of the roadway or the closest pavement seam. Excavations crossing the center line will require curb to curb restoration. Milling limits must extend a minimum of 10' beyond the edges of the trench. Please include the latest Department of Transportation detail sheet for Pavement Restoration on the plans. If you would like a PDF version of the "Pavement Restoration" details sent to you electronically, please email Mr. Gary Brigham at gary.brigham@ct.gov.

When you resubmit, please provide two sets of plans, 40 scale or larger, reflecting the above-noted comments. Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way. If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at Gary.Brigham@ct.gov.

Sincerely,

Daniel P. McBride
Special Services Section Manager
Bureau of Highway Operations

cc: Putnam Planning and Zoning

171 Salem Turnpike
Norwich, CT 06360
860-823-3229

CT.GOV/DOT

Subject: Revised Housing Project
465 School Street/ Route 44
Town of Putnam

In Response to DOT's review letter dated June 12, 2025, the following revisions have been provided.:

1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.

Once the Planning and Zoning Commission has approved the project, a copy of the approval will be provided.

2. Due to the additional drainage system along with the Oil/Water Separator tying into the original drainage system, a Drainage Connection Concurrence (D.C.C.) will be required. Upon receipt of a completed application, the required D.C.C. will be written, site specific, and attached to the approved permit. The permit and the D.C.C. must be signed and a copy of each must be recorded in the town land records. Proof of the recordings (3 copies) showing volume and page number must be submitted to this office prior to the start of any work within the right of way.

Noted on sheet 2 of the Site Plans

3. Please provide plans for the drive showing STOP sign, stop bar, and DYCL.

Added on sheet 2 of the Site Plans.

4. Revise plan set to show sightline demonstration.

Shot in the field and shown on sheet 2.

5. Revise plan set to show breakaway signpost detail.

Sheet 9 has been added to the plans with the DOT detail, and called out on sheet 2.

6. Revise plan set to show if there are any intended utility connections, such as power or communications. Please indicate where the connections will be made and if they are underground or overhead.

Sheet 5 has been revised to show underground utilities.

7. Revise plans to show limits of pavement restoration according to current Conn DOT standards for any proposed utility cuts on Route 44. Excavations into a lane will require restoration from the curb to the center line of the roadway or the closest pavement seam. Excavations crossing the center line will require curb to curb restoration. Milling limits must extend a minimum of 10' beyond the edges of the trench. Please include the latest Department of Transportation detail sheet for Pavement Restoration on the plans. If you would like a PDF version of the "Pavement Restoration" details sent to you electronically, please email Mr. Gary Brigham at gary.brigham@ct.gov.

Sheet 5 has been revised to show the limits of pavement restoration and a detail has been added to sheet 9.



Ellen Bartlett, P.E. • CPSWQ, Leed Accredited

July 2, 2025

Bruce Fitzback, LS,
CZEO Land Use Director
Town of Putnam
200 School Street
Putnam, CT 06260

Subject: 465 School Street Peer Review

Dear Mr. Fitzback:

This letter is in response to the review comments from your email dated 6/24/25:

There a some very tall retaining wall, which will have a significant footprint. I would like a scaled cross section of a typical retaining wall.

A retaining wall detail sheet has been added to the site plans as sheet 10.

Provide a retaining wall and fence installation/construction detail.

A retaining wall detail sheet has been added to the site plans as sheet 10. Attached is a cut sheet for the Sleeve It product that is called for on sheet 10 of the plans, for installation of the fence adjacent to the walls.

Retaining walls six-foot and above to have spot grades top the toe and depicted in an actual width.

Top of Wall and Bottom of wall spot grades have been added to the grading plan, sheet 4.

Retaining walls will require engineered design plans.

A retaining wall detail sheet has been added to the site plans as sheet 10, which have been designed by a structural engineer.

Where retaining walls elevate proposed structures above the height landscaping along the property lines additional landscaping will be required on at top grade of the retaining wall as buffer plantings.

Screening shrubs have been added at the top of the retaining walls.

Plans depict landscaping on and beyond the property lines, drip edge/line should be on the subject property.

The landscape plan, sheet 8, has been revised to address this comment.

On the top of the retaining wall near Units 6-8 & 11-12 screening plantings to soften the view from the School St would be good.

Screening shrubs have been added at the top of the retaining walls.

Why is White Pine and Colorado Spruce being used?

These trees are used for buffer trees because they are deer resistant.

Please check proposed grading near units 38-40.

Revised on sheet 4.

Retaining wall line is depicting retention in the wrong direction by units 10-12.

This has been revised.

Fire Hydrants?

Additional fire hydrants have been added to sheet 5.

How is snow removal going to be done in this project?

The owner of the property is Jim Wray, also owner of B & W Paving and Landscaping. They do professional snow plowing in the winter and will be plowing the site. I have labelled areas for snow storage on sheet 2 of the site plans.

Provide detail for forebay and level spreader.

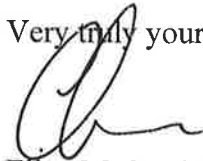
A standard riprap splash pad detail has been added to sheet 7 for the outlet into the forebay and the water quality basin0. A level spreader detail was already provided on sheet 7.

Provide detail for intermediate riprap splash pad at the outfall from water quality basin (will this have a level spreader?)

A riprap splash pad detail was already provided on sheet 7. I added a better label for the detail.

If you have any questions, please do not hesitate to contact us.

Very truly yours



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional



WHEN YOUR WALL NEEDS A FENCE

patents pending

INSTALLATION INSTRUCTIONS

1

Prepare a level area approximately 24" wide by 36" deep behind the wall face.

The prepared area should be 24" below the proposed top of wall (not including the cap stone).

2

Take the two plastic sleeve halves, one front (no slots) and one back (with slots) and lay them on a level surface with the IN (smooth fingers) and the OUT (raised fingers) opposite each other.

Thumb Locations: Note: Not actually on Sleeve

Interweave the two sleeve halves by pushing the IN finger sets under the OUT finger sets. Flip the sleeve over and follow the same procedure on the other side.

Stand the unit vertically and use two plastic ties to secure the sleeve halves into a cylindrical unit.

5

A) Slip the uncoated end of each strut through the slots located in the back of the sleeve and connect them to the top transverse bar of the upright leg inside the sleeve.

B) Connect the coated ends of the struts to the second transverse bar from the back.

6

Reposition the entire system as needed by lifting it using the top transverse bar of the upright leg inside the sleeve.

Make sure the wall batter for any remaining courses of block is accounted for when positioning the sleeve in its final location.

3

Place the PVC coated Steel Cantilever on the prepared area with the upright leg about 6" from the tail of the block.

4

Slide the sleeve over the upright leg with the slotted side of the sleeve facing away from the wall face.

7

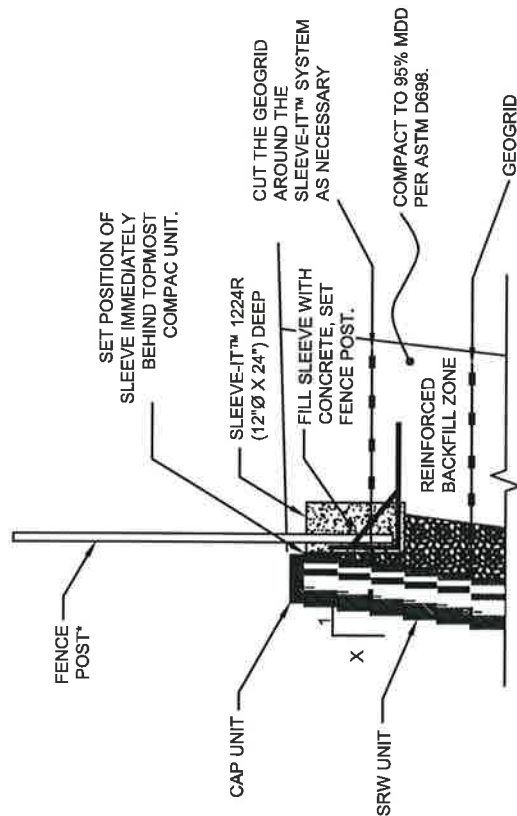
Place enough 3/4" clean stone around the system to encapsulate the exposed portion of the struts and stabilize the cantilever base. Set the lid in place and turn the handle perpendicular to the wall face. Use the handle as the center line measuring guide to ensure the next SLEEVE-IT unit is placed with the proper spacing requirements as directed by the fence specifications.

8

When installing geogrid around the SLEEVE-IT SYSTEM, slit the geogrid perpendicular to the wall face just enough to fold around the sleeve ensuring that the grid is properly attached to the wall face everywhere with the exception of where the sleeve is. This method is acceptable by geogrid manufacturers when obstacles such as fence post foundations are present.

IMPORTANT NOTE:

Care should be taken not to affect the integrity of the struts during the first 6"-8" backfill lift. Backfill and compaction within three feet of the wall face should be performed with hand operated equipment as recommended by the National Concrete Masonry Association (NCMA) SPW guide lines. For additional information visit www.geogrid.com ©2008

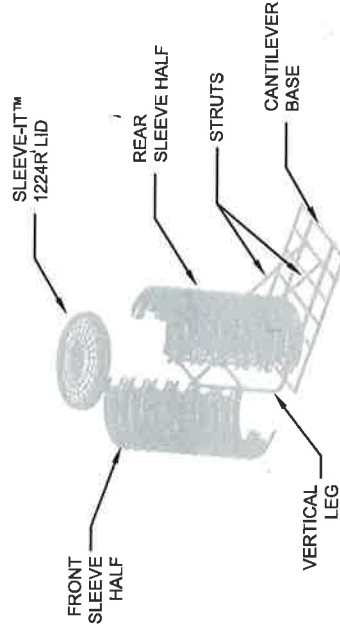


*FENCING SYSTEMS APPROVED FOR USE WITH THE SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK - UP TO 8-FT, PRIVACY - UP TO 6-FT (WOODEN, PVC, METAL), POST SIZE 4\"/>

DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT™ 1224R N.T.S.

ASSEMBLY & INSTALLATION

- 1. General** - The Sleeve-It™ post foundation system shall be purchased and installed by the retaining wall contractor to facilitate future fence post installation. Contractor shall verify proper spacing requirements prior to installation.
- 2. Assembly & Installation** - Refer to instructions provided with units for specific information related to the assembly of the Sleeve-It™ system and the correct installation procedure. When the segmental retaining wall has been constructed to two feet from top not including the capstone:
 - Step 1:** Prepare a level area approximately 24\"/>
 - Step 2:** Take the two sleeve halves, one front (no slots) and one back (with slots) and lay them on a level surface with the IN (smooth fingers) and the OUT (raised fingers) opposite each other. Interweave the two sleeve halves by pushing the IN finger sets under the OUT finger sets. Flip the sleeve over and follow the same procedure on the other side. Stand the unit vertically and use the two plastic ties to secure the sleeve halves into a cylindrical unit.
 - Step 3:** Place the Plastisol coated cantilever base on the prepared area with the vertical upright about 6\"/>
 - Step 4:** Slide the sleeve over the vertical leg (the uncoated portion) with the slotted side of the sleeve facing away from the wall face.
 - Step 5:** Slip the uncoated end of each strut through the slots located in the back of the sleeve and connect them to the topmost transverse bar on the vertical leg inside the sleeve. Connect the coated ends of the struts to the coated base portion of the steel cantilever on the second transverse bar from the rear of the base.
 - Step 6:** Reposition the entire system as needed by lifting it using the top transverse bar of the vertical portion of the steel cantilever inside the sleeve after assembly. Make sure the wall batter for any remaining courses of block is accounted for when positioning the Sleeve-It™ in its final location.
 - Step 7:** Place enough 3/4\"/>
 - Step 8:** When installing geogrid around the Sleeve-It™ system, slit the geogrid perpendicular to the wall face just enough to fold around the sleeve ensuring that the grid is properly attached to the wall face everywhere with the exception of where the sleeve is. This method is acceptable by geogrid manufacturers when obstacles such as fence post foundations are present.



Important Note: Backfill soil as prescribed by retaining wall manufacturer. Backfill material above and surrounding the Sleeve-It™ system must be compacted to a minimum of 95% of the material's maximum dry density as determined by ASTM D-698 (Standard Proctor). Backfill and compaction within three feet of the wall face should be performed with hand operated equipment as recommended by the National Concrete Masonry Association (NCMA) SRW guidelines. Care should be taken during the first 6-8\"/>

Repeat Above Steps for next Sleeve-It™ unit.

When installing fencing, posts must be concreted into the Sleeve-It™ cavity.

Fence posts shall extend a minimum distance of 18\"/>

The Sleeve-It™ product shall be evenly spaced no farther apart than 10 feet on centers in any case. Use of the Sleeve-It™ system is limited to the following fencing applications:

- 8-foot high and under chain link fences
 - 6-foot high and under wood fence with gaps between boards
 - 6-foot high and under ballustraded PVC, steel, aluminum or wrought iron fences.
- For other fencing systems specifically not meeting these criteria, contact Strata Systems Inc., to determine suitability. 1 (800) 680-7750 or email strata@geogrid.com

ALL material may be subject to site testing for compliance to the above specifications.



FOR MORE INFORMATION CONTACT:

STRATA SYSTEMS INC.,
1-800-680-7750
OR

strata@geogrid.com

DATE: 12/15/2007

SCALE: NTS

DWG NO. SLEEVE-IT™ 1224R SECTION

SECTION
THE SLEEVE-IT™ 1224R FENCE POST FOUNDATION SYSTEM (12" DIAM.)

PART 1 GENERAL

1.1 WORK INCLUDED

- A. Sleeve-It™ 1224R fence post foundation system
- B. Subgrade preparation for system installation
- C. Assembly of the Sleeve-It™ 1224R system
- D. Installation of fence posts
- E. Concrete anchorages for posts

1.2 REFERENCES

- A. ASTM A496 – Specification for Steel Wire, Deformed
- B. ASTM A497 – Specification for Steel Welded Wire Reinforcement, Deformed
- C. ASTM C94 - Ready-mixed Concrete
- D. ASTM C1372 - Specification for Segmental Retaining Wall Units
- E. ASTM D698 – Test Method for Laboratory Compaction of Soils Using Standard Effort
- F. IBC 2006 – International Building Code
- G. NCMA TR127A – Design Manual for Segmental Retaining Walls

1.3 RELATED SECTIONS

- A. Section 03 30 00 - Cast-In-Place Concrete: Concrete anchorage for posts
- B. Section 31 00 00 - Earthwork
- C. Section 32 32 23 - Segmental Retaining Walls
- D. Section 32 31 00 - Fences and Gates

1.4 FENCE FOUNDATION DESIGN REQUIREMENT

- A. Pre-engineered fence foundation designed in compliance with IBC Section 1013.1, 1013.2, and 1607.7.1.

1.5 PROJECT RECORD DOCUMENTS

- A. If required in Project Specifications, accurately record actual locations of property perimeter posts relative to property lines and easements.

1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with the standards prescribed in this section in addition to all standards related to the construction and installation of the segmental retaining wall system, and as prescribed by the fencing manufacturer, the segmental wall system manufacturer and the design engineer, as appropriate.

1.7 FIELD MEASUREMENTS

- A. Verify that field measurements (horizontal spacing requirements) are as instructed by the fence system manufacturer.

PART 2 PRODUCTS

2.1 MATERIALS

- A. SLEEVE-IT™ SYSTEM CAVITY COMPONENTS — High density polyethylene sleeve and caps. Sleeve units are two pieces specifically manufactured for field assembly. Cap shall fit securely and prevent debris and soil material from entering the sleeve cavity. Only sleeves and caps manufactured by Strata Systems, Inc. are approved for use as part of the Sleeve-It™ system. No other materials or substitutions are allowed.
- B. SLEEVE-IT™ SYSTEM CANTILEVER BASE — Cantilever base shall be welded wire reinforcement using D-4 and D-7 wire and meet the requirements of ASTM A497. Steel wire shall comply with ASTM

A496. Exposed portions of base shall be coated with a proprietary PVC Plastisol coating in accordance with manufacturer's requirements. Only cantilever bases specifically manufactured and provided by Strata Systems, Inc. are approved for use as part of the Sleeve-It™ system. No other materials or substitutions are allowed.

- C. STRUTS — Two struts shall be furnished for each Sleeve-It™ unit. Steel struts shall consist of D-4 wire size (min.) and comply with ASTM A496. Exposed portions of struts shall be coated with proprietary PVC plastisol coating in accordance with the manufacturer's requirements. Only struts specifically manufactured and provided by Strata Systems, Inc. are approved for use as part of the Sleeve-It™ system. No other materials or substitutions are allowed.

PART 3 EXECUTION

3.1 ASSEMBLY & INSTALLATION

- A. General — The Sleeve-It™ fence post foundation system shall be installed in strict accordance with plans and specifications in a workmanlike manner. The installers shall be skilled in this type of construction.
- B. Assembly & Installation — Refer to instructions provided with units for specific information related to the assembly of the Sleeve-It™ system and the correct installation procedure. When the segmental retaining wall has been constructed to two feet from top not including the capstone:
1. Prepare a level area approximately 24" wide x 36" deep behind the wall face. The prepared area should be 24" below the proposed top of wall (not including the cap stone).
 2. Take the two sleeve halves, one front (no slots) and one back (with slots) and set them vertically facing each other. Interweave the sleeve fingers along one side of the units, Spin the sleeve 180 degrees and interweave the sleeve fingers on the other side. Use furnished ties to secure the sleeve halves into a cylindrical unit.
 3. Place the PVC coated cantilever base on the prepared area with the vertical upright about 6" from the tail of the block.
 4. Slide the sleeve over the vertical leg (the uncoated portion) with the slotted side of the sleeve facing away from the wall face.
 5. Slip the uncoated end of each strut through the slots located in the back of the sleeve and connect them to the topmost transverse bar on the vertical leg inside the sleeve. Connect the coated ends of the struts to the coated base portion of the steel cantilever on the second transverse bar from the rear of the base.
 6. Reposition the entire system as needed by lifting it using the top transverse bar of the vertical portion of the steel cantilever inside the sleeve after assembly. Make sure the wall batter for any remaining courses of block is accounted for when positioning the Sleeve-It™ 1224R in its final location.
 7. Place enough 3/4" clean stone around the system to stabilize it. Set the lid in place with the handle perpendicular to the wall face. Use the handle as the center line measuring guide to ensure that the next Sleeve-It™ is placed with the proper spacing requirements as directed by the fence specifications.
 8. When installing geogrid around the Sleeve-It™ system, slit the geogrid perpendicular to the wall face just enough to fold around the sleeve ensuring that the grid is properly attached to the wall face everywhere with the exception of where the sleeve is. This method is acceptable by geogrid manufacturers when obstacles such as fence post foundations are present.
 9. Backfill soil as prescribed by retaining wall manufacturer. Backfill material above and surrounding the Sleeve-It™ system must be compacted to a minimum of 95% of the material's maximum dry density as determined by ASTM D-698 (Standard Proctor). Backfill and compaction within three feet of the wall face should be performed with hand operated equipment as recommended by the National Concrete Masonry Association (NCMA) SRW guidelines. Care should be taken during the first 6-8" lift to avoid affecting the integrity of the struts extending back into the backfill zone.
 10. Repeat Above Steps for next Sleeve-It™ unit.
 11. When installing fencing, posts must be concreted into the Sleeve-It™ cavity. Fence posts shall extend a minimum distance of 18" into the sleeve to ensure proper engagement with the Sleeve-It™ system. All posts must be on "inboard" side of vertical portion of cantilever base. Do not install posts between vertical leg and wall face. Fill cavity completely with concrete. When concrete cures, topsoil

or other surficial cover may be placed over the Sleeve-It™ system to create final, finished appearance.

- C. The Sleeve-It™ product shall be evenly spaced accounting for top of wall grade changes, curves, and corners. Use of the Sleeve-It™ 1224R is limited to the following rail/fence applications:
1. Chain Link / Ornamental Fence: 8'0" max height at 8'0" centers (Use of privacy cloth prohibited)
 2. Privacy – Wood/PVC: 6'0" max height at 6'0" spacing.
 3. Pedestrian Guards: 4'0" max height at 8'0" spacing
 4. For all other applications contact Strata Systems Inc. at 800-680-7750
- D. ALL material may be subject to site testing for compliance to the above specifications.



TOWN OF PUTNAM

ZONING COMMISSION

\$1
160,00

Check One:

- ☒ Application for Special Permit of Exception
- ☐ Application for Amendment to Regulation
- ☐ Application for Zone Change
- ☐ Other, _____

Docket No. 2025-07
Date _____
Fee: _____
Amount - Check No. _____

1.) Name of Applicant: Roland Marois
Address, Telephone No., & Email Address 257 Heritage Road, 860-377-6760,
rmmarois@gmail.com

2.) Owner of Land " " "
Address, Telephone No., & Email Address _____

3.) Location of Property 257 Heritage Road Zone R-40
Street Address
Assessor's Map No. 39 Lot No. 29

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.

APPLICANT PROPOSES TO FEAR SPLIT A PARCEL FROM AN EXISTING RESIDENTIAL PROPERTY WHICH WILL RESULT IN CREATING A REPER LOT. SPECIAL EXCEPTION IS REQUIRED UNDER SECTION 416 OF THE ZONING REGULATIONS. THE PROPOSED REAR LOT IS ALREADY DEVELOPPED & PER SECTION 416B(3) THE DEVELOPMENT OF THIS LOT PROVIDES THE BEST DEVELOPMENT OF THE LAND WHEN DRAINAGE, LAND CONFIGURATION, ACCESSIBILITY, TOPOGRAPHY & UTILITIES ARE TAKEN INTO CONSIDERATION.

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.

R. Marois 6/12/25
Signature of Applicant Date

Date Accepted _____
Date Rejected _____

Signature of Chairperson Date



Marois

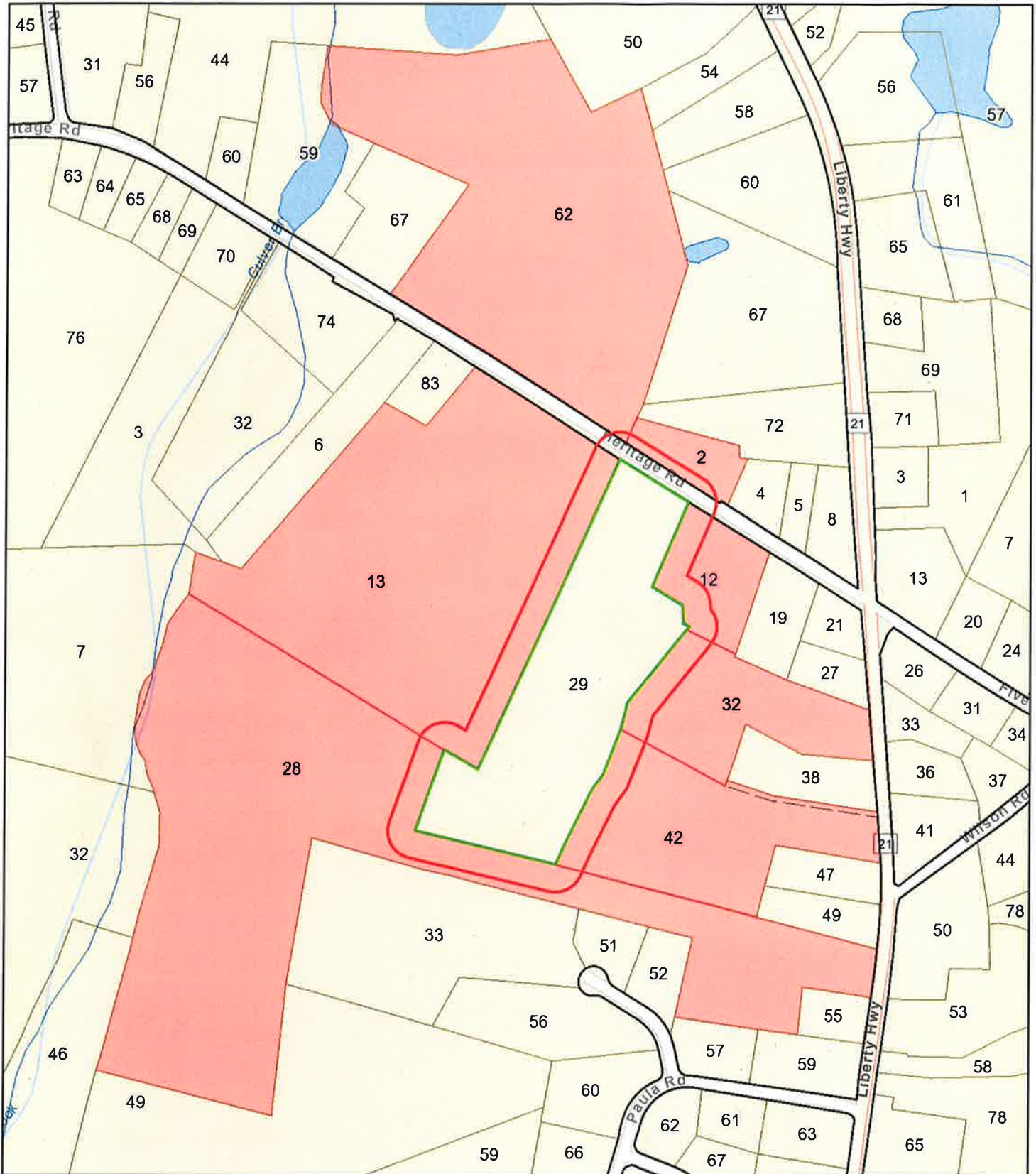
Putnam, CT

1 inch = 500 Feet



www.cai-tech.com

June 12, 2025



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
June 12, 2025

Subject Property:

Parcel Number: 039-029
CAMA Number: 039-029-000
Property Address: 257 HERITAGE RD

Mailing Address: MAROIS ROLAND
257 HERITAGE RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 032-062
CAMA Number: 032-062-000
Property Address: 246 HERITAGE RD

Mailing Address: MALO RICHARD A
246 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 038-013
CAMA Number: 038-013-000
Property Address: 245 HERITAGE RD

Mailing Address: LEFEBVRE BRYAN T
245 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 038-028
CAMA Number: 038-028-000
Property Address: 160 LIBERTY HWY

Mailing Address: KUPA BENJAMIN R
160 LIBERTY HWY
PUTNAM, CT 06260

Parcel Number: 039-002
CAMA Number: 039-002-000
Property Address: 266 HERITAGE RD

Mailing Address: MAILHOT BRIAN E & CHERYLANN
266 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 039-012
CAMA Number: 039-012-000
Property Address: 271 HERITAGE RD

Mailing Address: MILLER ROBERT B
271 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 039-032
CAMA Number: 039-032-000
Property Address: 196 LIBERTY HWY

Mailing Address: PARK KYONG SOOK CHO
222 ROUND HILL RD
GREENWICH, CT 06831

Parcel Number: 039-042
CAMA Number: 039-042-000
Property Address: 182 LIBERTY HWY

Mailing Address: PEMPEK J SCOTT ET AL
90 FIVE MILE RIVER RD
PUTNAM, CT 06260

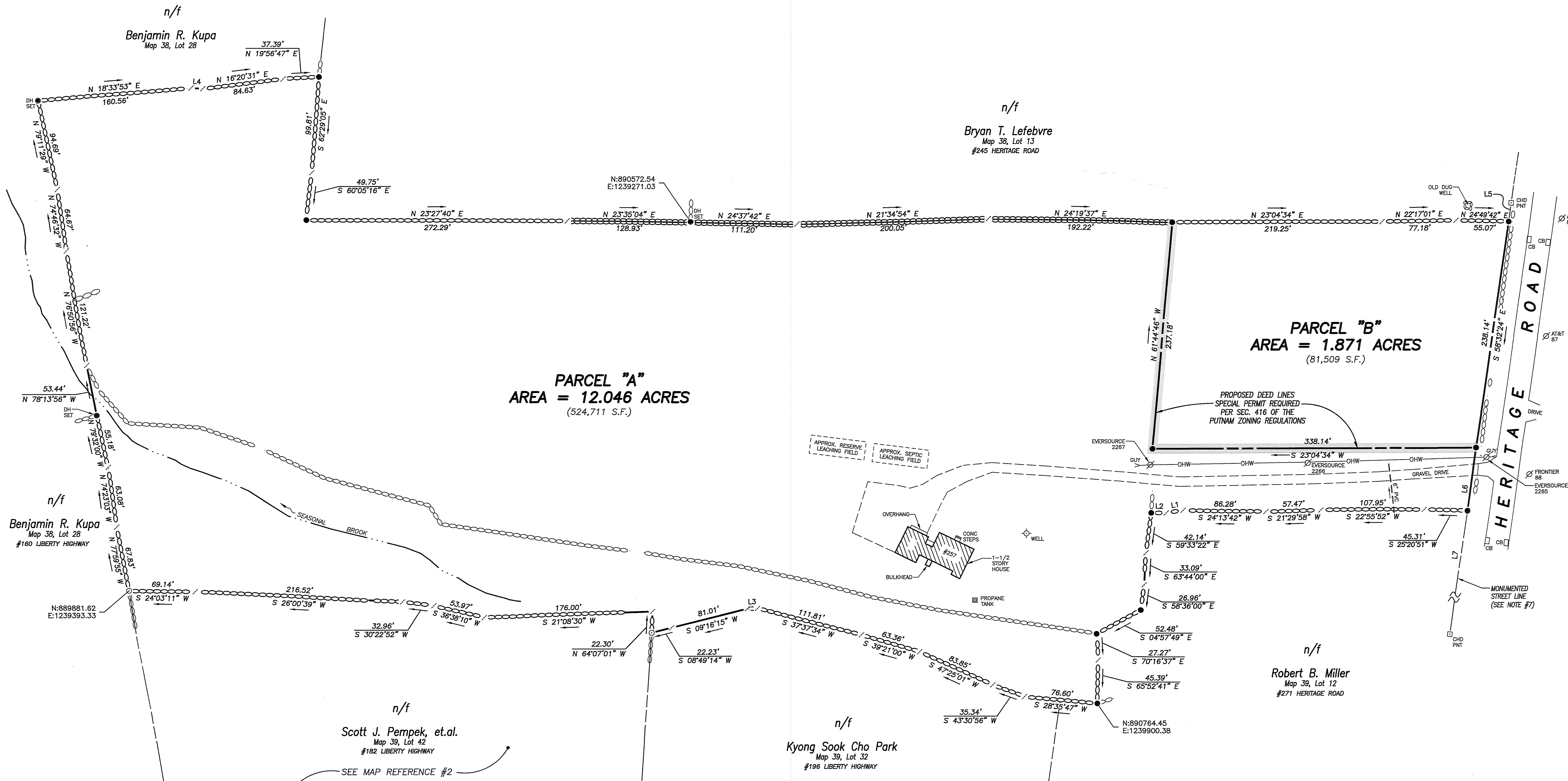
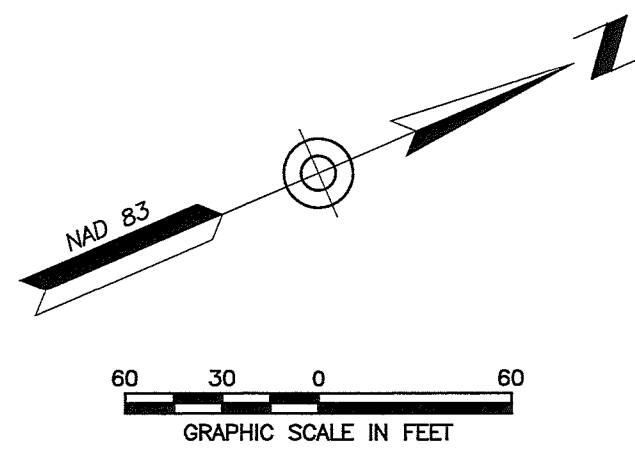


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6/12/2025

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Page 1 of 1



LEGEND	
●	IRON PIN SET OR TO BE SET
○	IRON PIN FOUND
⊙	DRILL HOLE SET
⊠	CHD MONUMENT POINT
⊡	UTILITY POLE
⊞	CATCH BASIN
⊞	STONE WALL
—	OVERHEAD WIRES

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 14°25'19" W	17.94'
L2	S 23°06'13" W	15.75'
L3	S 21°25'11" W	10.58'
L4	N 26°33'54" E	12.30'
L5	S 58°32'24" E	2.18'
L6	S 58°32'24" E	66.47'
L7	S 58°32'24" E	455.24'

SPECIAL PERMIT APPROVAL
PUTNAM PLANNING AND ZONING COMMISSION

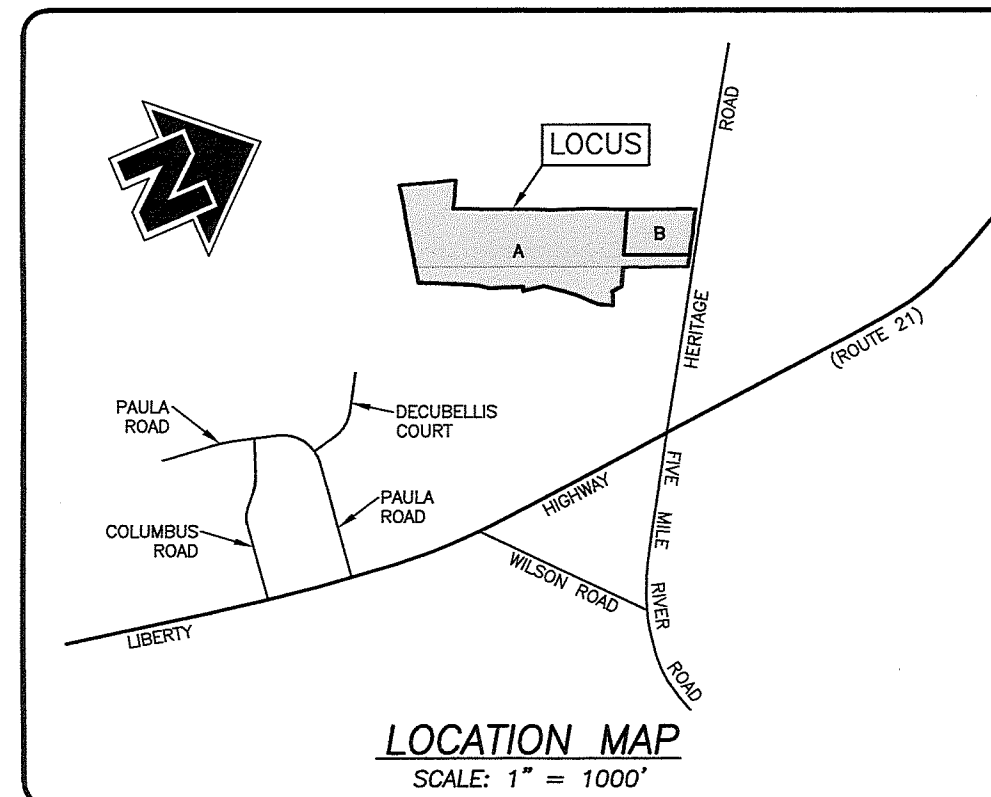
Application #:

Approval Date:

Chairman or Secretary Signature Date

TABLE OF ZONING REQUIREMENTS			
ZONE = R-40			
	REQUIRED	PARCEL "A"	PARCEL "B"
Lot Area	40,000 s.f.	524,711 S.F.	81,509 S.F.
Lot Frontage	200'	66.47'(1)	238.14'
Front Yard Setback	50'	179.6'	---
Side Yard Setback	20'	86.9'	---
Rear Yard Setback	40'	792.8'	---
Lot Coverage	15% Max.	0.3%	---

(1) Interior lots to be served by a 50' wide access strip



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category:
 - Along Existing Deed Lines: Resurvey.
 - Along Proposed Deed Lines: Original Survey.
- Zone = R-40.
- Owner of record: Roland Marois.
257 Heritage Road,
Putnam, CT 06260
See Volume 839, Page 609
- Parcel is shown as Lot #29 on Assessors Map #39.
- Parcels lie within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0163F Effective Date: 9/7/2023.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Heritage Road formerly known as Putnam Heights Road was previously a state road that reverted to the Town of Putnam on June 18, 1962.
- The intent of this map is to show the division of said property along the proposed deed lines as shown. This parcel was created on 8/25/1951 (Vol. 57 Pg. 293) and is eligible for a free split.

MAP REFERENCE:

- "Connecticut State Highway Department - Right of Way Map - Town of Putnam - Putnam Heights Road - From The Four Corners Westerly About 4,200 Feet - Scale: 1" = 40' - Date: 2-14-31.
- "Property Survey - Prepared for - Estate of Louise C. Pempek Liberty Highway, Route #21 - Putnam, Connecticut - Scale: 1" = 40' Date: April 1, 2022 - Prepared by: Archer Surveying, LLC". On file in the Putnam Land Records as Map #1705.

REVISIONS	
DATE	DESCRIPTION

PROPERTY SURVEY
SHOWING PARCEL DIVISION
PREPARED FOR

ROLAND MAROIS

257 HERITAGE ROAD
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



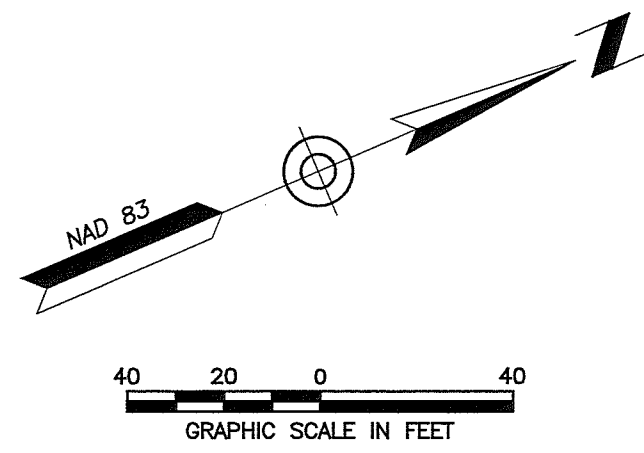
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 5/6/2025	DRAWN: RGS
SCALE: 1" = 60'	DESIGN: --
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 25020

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 6/12/2025

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



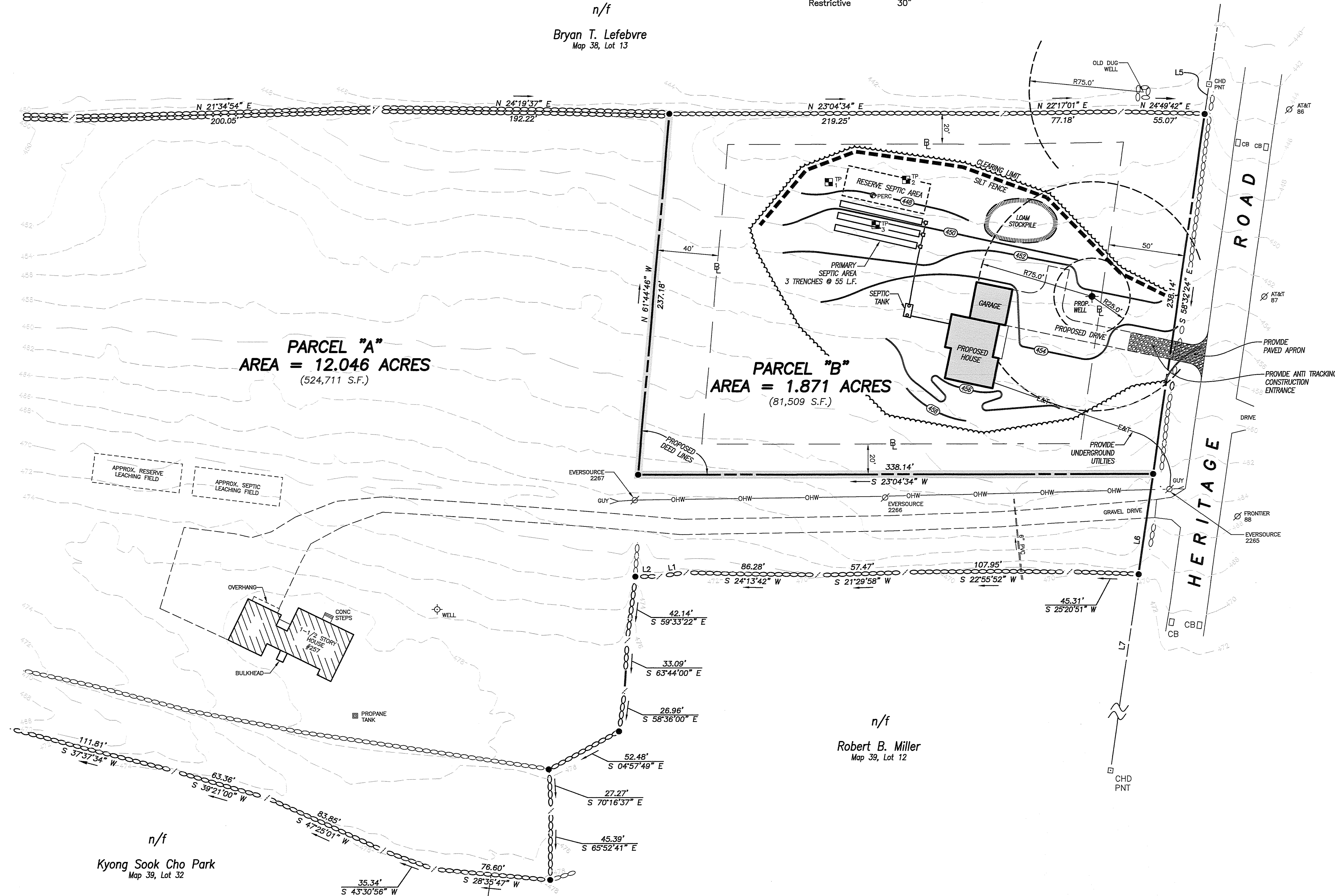
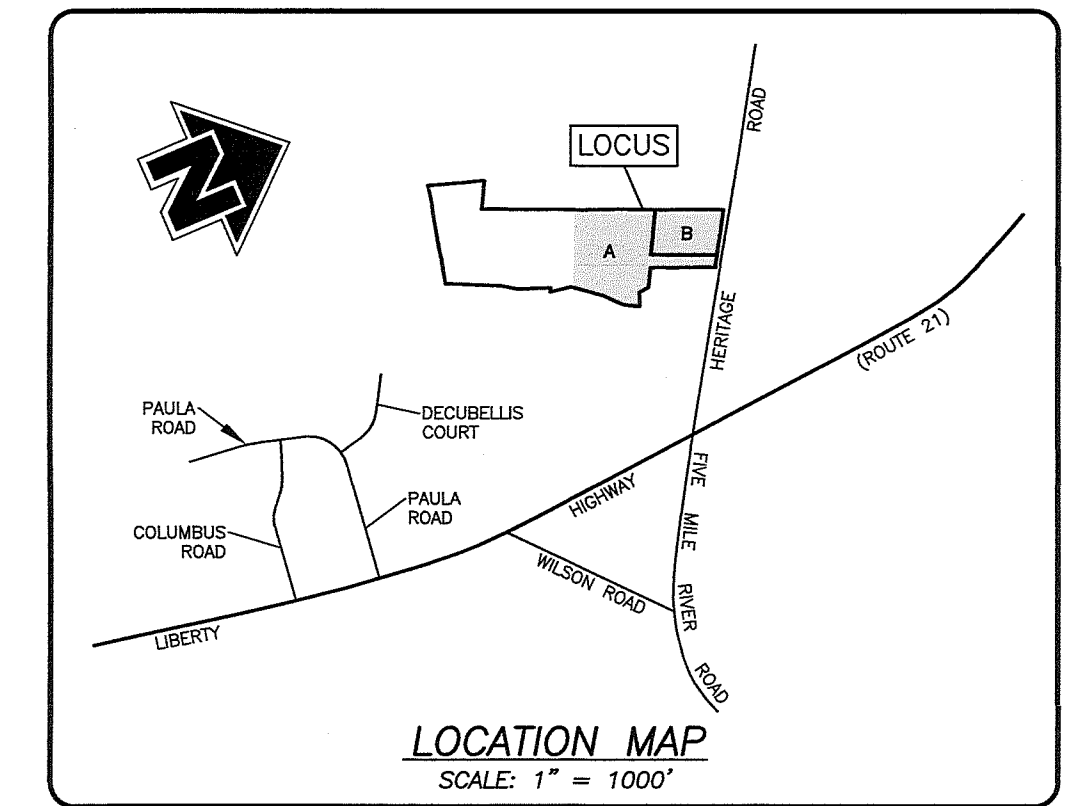
PERCOLATION TEST RESULT - June 7, 2021
NORTHEAST DISTRICT DEPARTMENT OF HEALTH

HOLE 1	
Depth = 16" Rate = 3.6 min./in.	
Time	Reading
2:44	6.25"
2:54	10.75"
3:04	13.5"

TEST HOLE DATA - June 7, 2021
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0"-15" 15"-30" 30"-60" Ledge GWT Mottling Restrictive	Topsail Orange, Brown Fine Sandy Loam Heavily Mottled, Tight Sand, Gravel N/A 51" Seepage @ 36" 30"
2	0"-10" 10"-24" 24"-64" Ledge GWT Mottling Restrictive	Topsail Orange, Brown Fine Sandy Loam Tight Heavily Mottled Sand, Gravel N/A Seepage @ 42" 24"
3	0"-16" 16"-30" 30"-72" Ledge GWT Mottling Restrictive	Topsail Orange, Brown Fine Sandy Loam Tight Heavily Mottled Sand, Gravel N/A 51" Seepage @ 35" 30"

n/f
Bryan T. Lefebvre
Map 38, Lot 13



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
- Zone = R-40.
- Owner of record: Roland Marois.
257 Heritage Road,
Putnam, CT 06260
See Volume 839, Page 609
- Parcel is shown as Lot #29 on Assessors Map #39.
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0163F Effective Date: 9/7/2023.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.
- The intent of this map is to show the potential residential development of Parcel "B".

MAP REFERENCE:

- "Property Survey - Prepared for - Estate of Louise C. Pempek Liberty Highway, Route #21 - Putnam, Connecticut - Scale: 1" = 40' Date: April 1, 2022 - Prepared by: Archer Surveying, LLC". On file in the Putnam Land Records as Map #1705.

DATE	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
SHOWING SITE DEVELOPMENT OF PARCEL "B"
PREPARED FOR

ROLAND MAROIS

257 HERITAGE ROAD
PUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

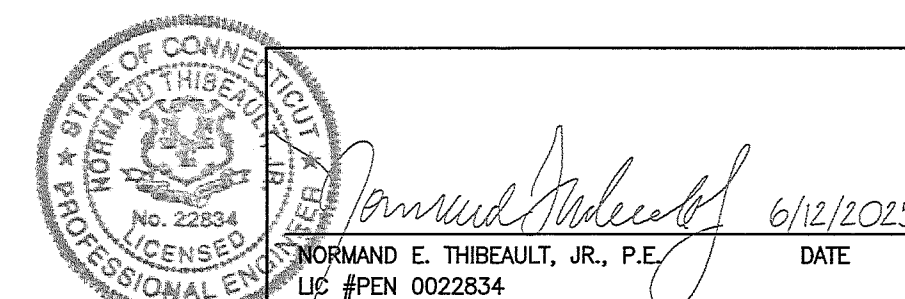
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 5/6/2025	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 25020

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH SET
- DRILL HOLE SET
- UTILITY POLE
- PROPAANE TANK HANDHOLE
- CATCH BASIN
- STONE WALL
- OVERHEAD WIRES

LINE	BEARING	DISTANCE
L1	S 14°25'19" W	17.94'
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L7	S 58°32'24" E	455.24'



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

Greg A. Glaude 6/12/2025
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☒ Application for Zoning Permit
☐ Other, NONE OCCUPATION

Docket No. 2025-08

Date 6/17/2025

Fee: 160.00 119

Amount - Check No.

- 1.) Name of Applicant: Cynthia Samolter
Address, Telephone No., & Email Address 31 Mechanics street
Putnam, CT 800-222-4018 cynthia@expressyourselfcandle
CU.com
- 2.) Owner of Land Carolyn and Manuel Hernandez
Address, Telephone No., & Email Address 138 Spring street
Willimantic, CT 06226
- 3.) Location of Property 31 Mechanics street Zone _____
Street Address
- Assessor's Map No. 8 Lot No. 131

- 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 a single member LLC called Express Yourself Candles
I will be manufacturing candles and selling
them online as well as craft shows. I will
not have customers physically coming to the home
to purchase candles. I will be using a wax
melter to heat the wax electrically through
candle making equipment called a Digi Boil.
All of my candles have a replicable formula
to ensure quality and safety for each batch
of candles. I will be using high grade coconut
apricot wax and synthetic fragrances.

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.

Cynthia Samolter 6/17/25
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



100 feet Abutters List Report

Putnam, CT
June 17, 2025

Subject Property:

Parcel Number: 008-131
CAMA Number: 008-131-000
Property Address: 29-31 MECHANICS ST

Mailing Address: HERNANDEZ-LAUREANO CAROLYN
ANECE & MANUEL ANTONIO
138 SPRING ST
WILLIMANTIC, CT 06226

Abutters:

Parcel Number: 008-119
CAMA Number: 008-119-000
Property Address: 23 ALPHA ST

Mailing Address: LOMBARDY TRACIE J & RENSHAW
CLIFFORD J
23 ALPHA ST
PUTNAM, CT 06260

Parcel Number: 008-123
CAMA Number: 008-123-000
Property Address: 13 ALPHA ST

Mailing Address: BLH PROPERTIES LLC
535 LOVE LANE
WARWICK, RI 02886

Parcel Number: 008-124
CAMA Number: 008-124-000
Property Address: 46 MECHANICS ST

Mailing Address: WHEELER GARY A & KELLY M
46 MECHANICS ST
PUTNAM, CT 06260

Parcel Number: 008-125
CAMA Number: 008-125-000
Property Address: 5 ALPHA ST

Mailing Address: BRILL KIM C
5 ALPHA ST
PUTNAM, CT 06260

Parcel Number: 008-126
CAMA Number: 008-126-000
Property Address: 35 MECHANICS ST

Mailing Address: RIENDEAU CHRISTOPHER W &
CAROLYN J
35 MECHANICS ST
PUTNAM, CT 06260

Parcel Number: 008-127
CAMA Number: 008-127-000
Property Address: 28 BATES AVE

Mailing Address: FRARY BRIAN A
28 BATES AVE
PUTNAM, CT 06260

Parcel Number: 008-129
CAMA Number: 008-129-000
Property Address: 29.5 MECHANICS ST

Mailing Address: TESSIER SHAWN A
29.5 MECHANICS ST
PUTNAM, CT 06260

Parcel Number: 008-130
CAMA Number: 008-130-000
Property Address: 3 BATES AVE

Mailing Address: GODLEY GLENN M
3 BATES AVE
PUTNAM, CT 06260

Parcel Number: 008-132
CAMA Number: 008-132-000
Property Address: 23 MECHANICS ST

Mailing Address: TAVERN BROOK CONDOMINIUM
23 MECHANICS ST
PUTNAM, CT 06260

Parcel Number: 008-132
CAMA Number: 008-132-101
Property Address: 23 MECHANICS ST #101

Mailing Address: EUGSTER KAELYN
88 WARREN STREET
UPTON, MA 01568



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6/17/2025

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Page 1 of 2



100 feet Abutters List Report

Putnam, CT
June 17, 2025

Parcel Number: 008-132
CAMA Number: 008-132-102
Property Address: 23 MECHANICS ST #102

Mailing Address: DAVILA WANDA
23 MECHANICS ST UNIT 102
PUTNAM, CT 06260

Parcel Number: 008-132
CAMA Number: 008-132-103
Property Address: 23 MECHANICS ST #103

Mailing Address: THOMASON KLAITON DARREN &
DEGON ANNALYSE
14 MEADOW RD
UXBRIDGE, MA 01569

Parcel Number: 008-132
CAMA Number: 008-132-201
Property Address: 23 MECHANICS ST #201

Mailing Address: CASSICK KATHLEEN M
PO BOX 126
PUTNAM, CT 06260

Parcel Number: 008-132
CAMA Number: 008-132-202
Property Address: 23 MECHANICS ST #202

Mailing Address: FAY TERINA B
23 MECHANICS ST UNIT 202
PUTNAM, CT 06260

Parcel Number: 008-133
CAMA Number: 008-133-000
Property Address: 2 FURNACE ST

Mailing Address: WD INVESTMENTS LLC
2 FURNACE ST
PUTNAM, CT 06260

Parcel Number: 008-136
CAMA Number: 008-136-000
Property Address: 21 MECHANICS ST

Mailing Address: CRUZ JOHN D
21 MECHANICS ST
PUTNAM, CT 06260

Parcel Number: 008-138
CAMA Number: 008-138-000
Property Address: 364 SCHOOL ST

Mailing Address: TSANTINIS REALTY TRUST
17 SOUTH ST
AUBURN, MA 01501

Parcel Number: 008-155
CAMA Number: 008-155-000
Property Address: 20 BATES AVE

Mailing Address: RICONN PROPERTIES LLC
44 DECUBELLIS COURT
CHEPACHET, RI 02814



www.cai-tech.com

6/17/2025

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Page 2 of 2



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Liberty Mutual Insurance PO Box 188065 Fairfield OH 45018	CONTACT NAME: PHONE (A/C, No, Ext): 800-962-7132 FAX (A/C, No): 800-845-3666 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Express Yourself Candles Company Llc 31 Mechanics St Putnam CT 06260	NAIC # 24082

COVERAGES**CERTIFICATE NUMBER:** 0305022411**REVISION NUMBER:** 2016-03

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	X	BLS68769412	01/24/2025	01/24/2026	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
	MED EXP (Any one person) \$ 15,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
	☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						BODILY INJURY (Per person) \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							EACH OCCURRENCE \$
							AGGREGATE \$
							\$
							PER STATUTE \$
							OTH-ER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance

CERTIFICATE HOLDER**CANCELLATION**

Express Yourself Candles Company Llc 31 Mechanics St Putnam CT 06260	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Curtis Luken
--	---



Putnam, CT

1 inch = 60 Feet

June 17, 2025



www.cai-tech.com



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CURRENT OWNER				SUPPLEMENTAL DATA				CURRENT ASSESSMENT						
HERNANDEZ-LAUREANO CAROLYN ANECE 138 SPRING ST WILLIMANTIC CT 06226				Alt Prcl ID	006/078-00	490		Description	Code	Appraised	Assessed	6116 PUTNAM, CT		
				Survey		ECZ		RES.	100	261,200	182,800			
				Traffic	Light	NBHD Gro 4		RES.	100	44,800	31,400			
				Census	9031	NHBD City								
				District	1	Unsold Co								
				GIS ID	008-131	Assoc Pld#								
RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
HERNANDEZ-LAUREANO CAROLYN ANECE CHACON WALTER G DEUTSCHE BANK TRUST CO GREEN ESTATE OF RICHARD G GREEN PAULA L & RICHARD G				832	1120	06-24-2020	Q	I	249,900	00	Total 214,200			
				0793	0308	11-18-2016	U	I	35,299	14	Assessed	Year	Assessed V	Year
				0763	0086	08-25-2015	U	I	47,500	11	182,800	2024	182,800	2023
				0341	0188	05-16-2011	U	I	0	50	31,400	100	31,400	100
				0341	0188	05-10-1999	U		0	01				
				Total		214,200		Total		214,200				
				Total		214,200		Total		214,200				
				Total		214,200		Total		214,200				
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				Total		214,200		Total		214,200				
				Total		214,200		Total		214,200				
				Total		214,200		Total						

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES				APPRAISED VALUE SUMMARY			
				Appraised Building Value			
REFERENCE NUMBER				Appraised Extra Features Value			
WHITE				Appraised Outbuilding Value			
APARTMENTS ARE IDENTICLE				Appraised Land Value			
				Valuation Method			
				Total Appraised Parcel Value			

BUILDING PERMITS				VISIT HISTORY			
Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments	Purpose/Result
10905	07-24-2017	14,999	11-16-2017	100	11-16-2017	ROOF MOUNT SOLAR	Field Review
10904	07-24-2017	18,014	11-16-2017	100		SOLAR ROOF MOUNT	DM Returned, Info correct
10700	01-03-2017	30,000	11-16-2017	100		REPAIR WORK TO GET PROPERTY INTO MOVE IN CO	Meas. & Listed
				LAND VALUATION			
Building #	Use Code	Description	Land Units	Unit Price	Unit Price	Size Adj	Neighborhood
1	1-12	2-Family	0.490 AC	52,500.00	52,500.00	1.73955	0040
				Cond.	Site Index	Nbhd. Adj	Location Adjustment
				1.00	5	1.000	1.0000
				Total Land Value			
				44,800			

BUILDING PERMITS				VISIT HISTORY			
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				44,800			



TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☐ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☒ Other, Site Plan Review

Docket No. 2025-09
Date 6.16.2025
Fee: 160.00 cash
Amount - Check No. ht

1.) Name of Applicant: Sukpaseuth Phongsas

Address, Telephone No., & Email Address 15 Wolf Den Road Pomfret, CT 06259
(860) 576 5091

2.) Owner of Land Sukpaseuth & Khamphanh Phongsas

Address, Telephone No., & Email Address 15 Wolf Den Road Pomfret, CT 06259

3.) Location of Property 611 School Street.

Zone HC

Street Address

Assessor's Map No. 26

Lot No. 67

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.

The applicant is proposing to demolish the existing single family house and garage on site, and remove the existing paved driveway. For the construction of a new restaurant and grocery store. Construction will include a 5,700 square foot building, new paved driveway entrance, a parking lot with 23 spaces for cars, and a stormwater infiltration basin, as well as erosion controls as needed.

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]
Signature of Applicant

6/14/25
Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

J&D SITE DESIGNS LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdsitedesigns.com
(860) 923-2920

June 16, 2025

Town of Putnam
Zoning Department
200 School Street, Putnam CT

RE: Project 25016
Restaurant and Grocery Store for
Seuth Phongsa, 611 School Street

Dear Commissioners:

On behalf of the applicant Seuth Phongsa, J&D Site Designs is pleased to present this application for wetland and zoning permits to construct a new restaurant and grocery store at 611 School Street. The applicant currently owns a restaurant across the street at 604 School Street which was constructed a few years ago. His business is doing well and he is interested in relocating to a property with more parking.

The site currently contains a single family dwelling and detached two car garage. The site is approximately 2.9 acres in size. There is an area of wetlands on the south side of the property associated with Little Dam Brook. The site previously had a street address of Brookside Drive, however that road was discontinued by the town. The property is located in the Highway Commercial District.

The applicant is proposing to demolish the existing structures on site and construct a 5,700 square foot building. We have a set of preliminary building plans that are included with this submission. The building will contain both a restaurant and also a small grocery store. The building will be accessed by a new driveway that leads straight out to Route 44. The plans have already been reviewed by DOT. We are attaching their review letter which only asks for a few minor revisions. There will be 17 parking spaces in front of the building for customers, and an additional 6 spaces in back for employees and unloading supplies.

J&D has designed the necessary stormwater management and drainage system to attenuate peak flows and provide the necessary treatment. All impervious surfaces will drain through a series of pipes and catch basins into a stormwater infiltration basin. A sediment forebay had been designed to provide treatment of stormwater before infiltration occurs. The basin has an overflow spillway. The peak flows for various storms under existing and proposed conditions are shown below, all units are in cubic feet per second.

	Existing	Proposed
2 year	0.67	0.09
10 year	1.57	0.33
100 year	3.33	2.95

The total area of disturbance for this project is estimated to be 0.76 acres, and 0.21 acres of disturbance within the upland review area. Erosion controls will be installed downhill of any disturbance, above the wetlands. We do not anticipate any impacts to wetlands or watercourses as a result of this project. J&D believes the project fully complies with all relevant zoning regulations including building setbacks and lot coverage. We look forward to working with the town to get this project approved. Please do not hesitate to contact me with questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Blanchette", with a long horizontal flourish extending to the right.

Daniel Blanchette, PE LS
J&D Site Designs LLC



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:



June 5, 2024

Mr. Dennis R. Blanchette, PELS
J & D Civil Engineers, LLC
401 Ravenelle Road
North Grosvenordale, CT 06255

Dear Mr. Blanchette:

Subject: Site Development Plan - Seuth Phongsa
611 School Street / Route 44
Town of Putnam

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received April 24, 2024, entitled, "Site Development Plan - Seuth Phongsa" dated April 19, 2023. Your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following comments:

1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.
2. The existing Brookside Drive entrance must be removed, loamed, and seeded if the developer wishes to install the new entrance to Route 44 as shown.
3. All signs within the State right of way must be mounted on a breakaway sign post. Please provide a detail for the breakaway sign support system. If you would like a PDF version of the Breakaway Sign Support detail sent to you electronically, please email Mr. Gary Brigham at gary.brigham@ct.gov.
4. The sightline should be measured at 15' from the white line, and the plans need to be revised accordingly.

When you resubmit, please provide two sets of plans, 40 scale or larger, reflecting the above-noted comments.

Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way.

If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at Gary.Brigham@ct.gov.

Sincerely,

George C. Santos
Special Services Section Manager
Bureau of Highway Operations

cc: Putnam Planning and Zoning

June 18, 2025

Sukpaseuth Phongsa and Khamphanh Phongsa
15 Wolf Den Road
Pomfret, CT 06259

Re: 611 School St Site Plan Review, Plan dated June 16, 2025

Dear Mr. and Mrs. Phongsa,

An initial review of the referenced plans resulted in the following list of concerns.

**Section 113 – Zoning Permit Application,
C. Application and Site Plan Requirements**

1. d. Names of all owners of record of any land abutting the lot to which the zoning permit would apply.

***Property owners north of the subject property are not shown.
Show current property ownership and rights-of-way resulting from the
discontinuance of Brookside Drive.***

- i. The exact size and location of all existing and proposed buildings, structure, loading areas and parking, adjacent landowners, buildings or structures on abutting land within fifty (50) feet of all lot lines

The house and new concrete wall on 609 School St should be shown.

7. **Site Plan Improvements and Financial Guarantee-**
Provide an estimate for all site work for the project to be used as a basis for a cash bond.

CT DOT Letter

In the CT DOT letter dated June 5, 2024 (attached hereto), concerning the proposed Site Development Plan for this project at that time, included 3 items that needed to be added to the plan. Two of the items have not been added to the current plans. One, is the removal of the existing Brookside Dr. entrance to Route 44. The area is to be loamed and seeded. The second is the type of signage to be used on state property.

The current paved area of Brookside Drive is being used at an extension of the sidewalk in front of Walmart. The removal of the pavement leaves pedestrians no place to walk. I request the applicant consider providing a side walk from the Walmart sidewalk to the current intersection of Brookside Dr and Route 44.

In addition to the items listed above, the email chain from August 16, 2024, and April 23, 2025, (attached hereto) is to be considered part of the review and the requested information is to be submitted.

Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Town of Putnam
200 School St.
Putnam, CT 06260
Office: 860-963-6800 ext 114
Email: Bruce.Fitzback@putnamct.us

Bruce Fitzback

From: Bruce Fitzback
Sent: Monday, April 28, 2025 4:13 PM
To: Daniel Blanchette
Subject: RE: Follow Up RE Phongsa 611 School St.

P & Z Commission meets on the third Wednesday May 21st, Yes
ZBA meets on the third Tuesday
Wetlands meets on the second Wednesday
Thanks

From: Daniel Blanchette <daniel@jdcivilengineers.com>
Sent: Monday, April 28, 2025 1:11 PM
To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Subject: RE: Follow Up RE Phongsa 611 School St.

Thanks for sending over these comments. I will do my best to get these addressed before the May meeting which should be the 21, correct?

For the meeting dates, I was going off the 2024 meeting schedule, as there is no 2025 schedule posted. The previous year said it was the fourth Monday. I did not realize the schedule had changed. I am sorry I missed the April meeting.

Daniel Blanchette, PE LS

J&D Site Designs, LLC
401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
860-923-2920

From: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Sent: Wednesday, April 23, 2025 5:06 PM
To: Daniel Blanchette <daniel@jdcivilengineers.com>
Subject: FW: Follow Up RE Phongsa 611 School St.

Daniel,
I had the Fire Marshall review the plan; he came up with a maximum person count of 150 for the restaurant patrons. This would change with a seating plan please provide design criteria to justify the parking space count. During our discussion, it was noted the DOT requirements needed to be on the plan, a survey class of A-2 is required, and hoods were to be added to the catch basins.
The discontinuance of Brookside Drive divides the roadway along the centerline and interest in the respective half sections would pass to the adjacent property owners. By law, the adjoining property owners have a right-of-way over the discontinued road for all purposes for which a public highway may be used to the nearest or most accessible highway... (CGS § 13a-55). Therefore, conformation of adjacent landowners for the proposed use is needed. And before the road pavement is removed documents need to be recorded in the land records releasing the right of the adjoining landowners. A retaining wall design is needed to include a cross section showing the actual footprint width. Details for the stormwater basin is needed, including a cross section from the back of the building to the outfall along the existing slope to the wetlands. Detail for the 2H:1V slope stabilization and fencing along the top of this slope is required. Erosion and sedimentation control shall be silt fence backed by staked haybales. The letter dated June 18,

2024, references old parking counts. Near the southeast corner of the development there is a utility pole symbol with a guy, is there an easement associated with this pole? What is the Elevation Datum?

I have attached a portion of Walmart current plan. There is a note for the future release of the cul-de-sac property to the Town. Mr. Phongsa may be able to acquire this property and use it for additional parking. Bohler Engineering prepared the plans.

The P & Z Commission meets on the third Wednesday of the month, I assumed you were still updating the plans.

Thanks,
Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Town of Putnam
200 School St
Putnam, CT 06260
Office: 860-963-6800 ext. 114
Email: Bruce.Fitzback@putnamct.us

From: Bruce Fitzback
Sent: Friday, August 16, 2024 12:53 PM
To: Daniel Blanchette <daniel@jdcivilengineers.com>
Subject: RE: Follow Up RE Phongsa

Hi Dan,

I need to know the maximum seating capacity of the restaurant, number of employees for the restaurant and retail store. The design that was submitted used the minimum parking requirements. I'm looking for information that can justify using the minimum parking requirements for this project. The current sketch plans do not adequately meet the needs. It is my intent to require a cash bond for the site work on this project. I'm going to want three written proposals from reliable contractors for the site work.

Thanks,

Bruce Fitzback, LLS
Land Use Director, ZEO
Town of Putnam
200 School Street
Putnam, CT 06260
Office: 860-963-6800, x 114
Email: Bruce.Fitzback@putnamct.us

From: Daniel Blanchette <daniel@jdcivilengineers.com>
Sent: Thursday, August 15, 2024 11:38 AM
To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Subject: Follow Up RE Phongsa

SITE DEVELOPMENT PLAN
FOR
PROPOSED GROCERY STORE
AND RESTAURANT

611 SCHOOL STREET - PUTNAM CT

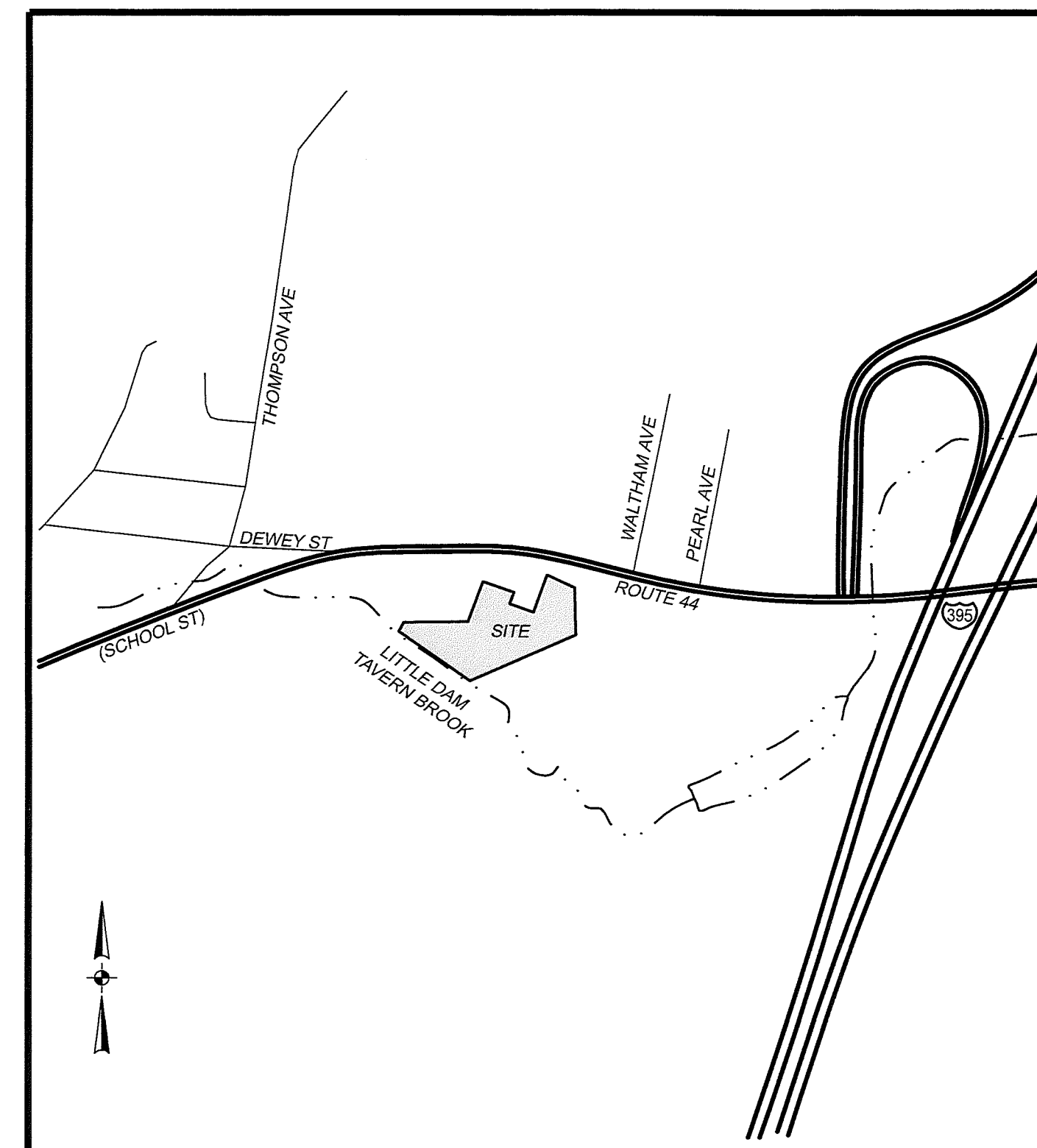
DATED: JUNE 16, 2025

REVISED: N/A

OWNER AND APPLICANT:
SUKPASEUTH &
KHAMPHANH PHONGSA
15 WOLF DEN ROAD,
POMFRET CT, 06259

INDEX OF DRAWINGS

- | | |
|---|--------------------------|
| 1 | COVER |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | SITE DEVELOPMENT PLAN |
| 4 | NOTES AND DETAILS |



LOCATION MAP
1" = 500'

ZONING COMPLIANCE

ZONE: HIGHWAY COMMERCIAL DISTRICT

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONTAGE	60 FEET	125 FEET
LOT COVERAGE	<40%	15%
FRONT SETBACK	20 FEET	63 FEET
SIDE SETBACK	10 FEET	23 FEET
REAR SETBACK	20 FEET	68 FEET
LOT SIZE	10,000 SF	125,270 SF
HEIGHT	35 FEET	< 35 FEET
PARKING	18 SPACES	23 SPACES

TOWN OF PUTNAM
RECEIVED FOR RECORDING

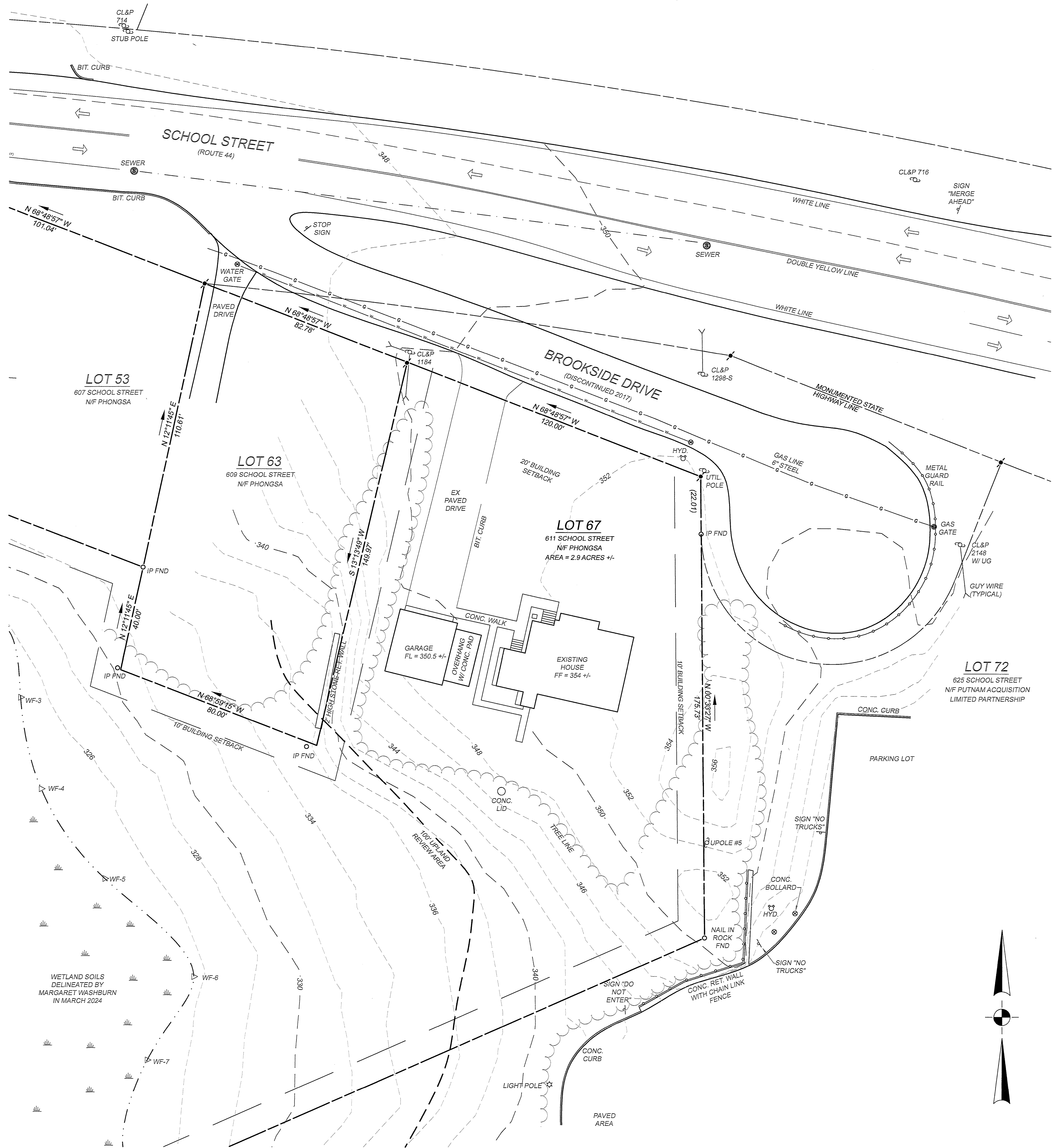
PERMIT APPROVED
PUTNAM ZONING COMMISSION

PERMIT APPROVED
INLAND WETLAND COMMISSION

TOWN CLERK	DATE	TIME	MAP #	CHAIRMAN	DATE	CHAIRMAN	DATE
------------	------	------	-------	----------	------	----------	------



J&D SITE
DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM



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 "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: PROPERTY SURVEY & TOPOGRAPHIC

ACCURACY: CLASS A2, CLASS T2

BOUNDARY DETERMINATION CATEGORY: RESURVEY

PURPOSE: TO OBTAIN PERMITS FOR CONSTRUCTION

2. REFERENCE PLANS:

(A) "PARKING IMPROVEMENTS FOR 601, 603, AND 604 SCHOOL STREET, PUTNAM CT FOR KHAMPHANH PHONGSA," BY CLA ENGINEERS INC. REVISED THROUGH MAY 25, 2023. NOT ON FILE.

(B) "PLAN OF LAND OWNED BY RAYMOND VIGEANT & MARIE VIGEANT, PUTNAM CT," BY GILBERT PERRY CE. DATED NOVE 12, 1975, SCALE 1" = 40', ON FILE AS MAP #577.

(C) "COMPILATION PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF PUTNAM ACQUISITION LIMITED PARTNERSHIP, 625 SCHOOL STREET, PUTNAM CT," BY ARTHUR MASTRONICOLA JR LS, DATED MAY 2012, ON FILE AS MAP #1507.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT

[Signature]
DANIEL BLANCHETTE DATE 6/16/25 LICENSE # 31338

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 53

ZONING INFORMATION:
ZONE: HC - WITH SEWERS
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE
- EROSION CONTROL DEVICES

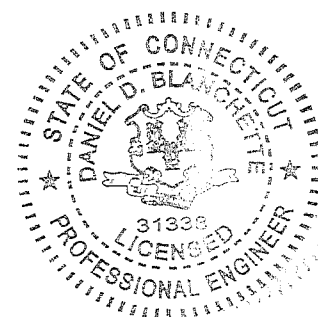
SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67

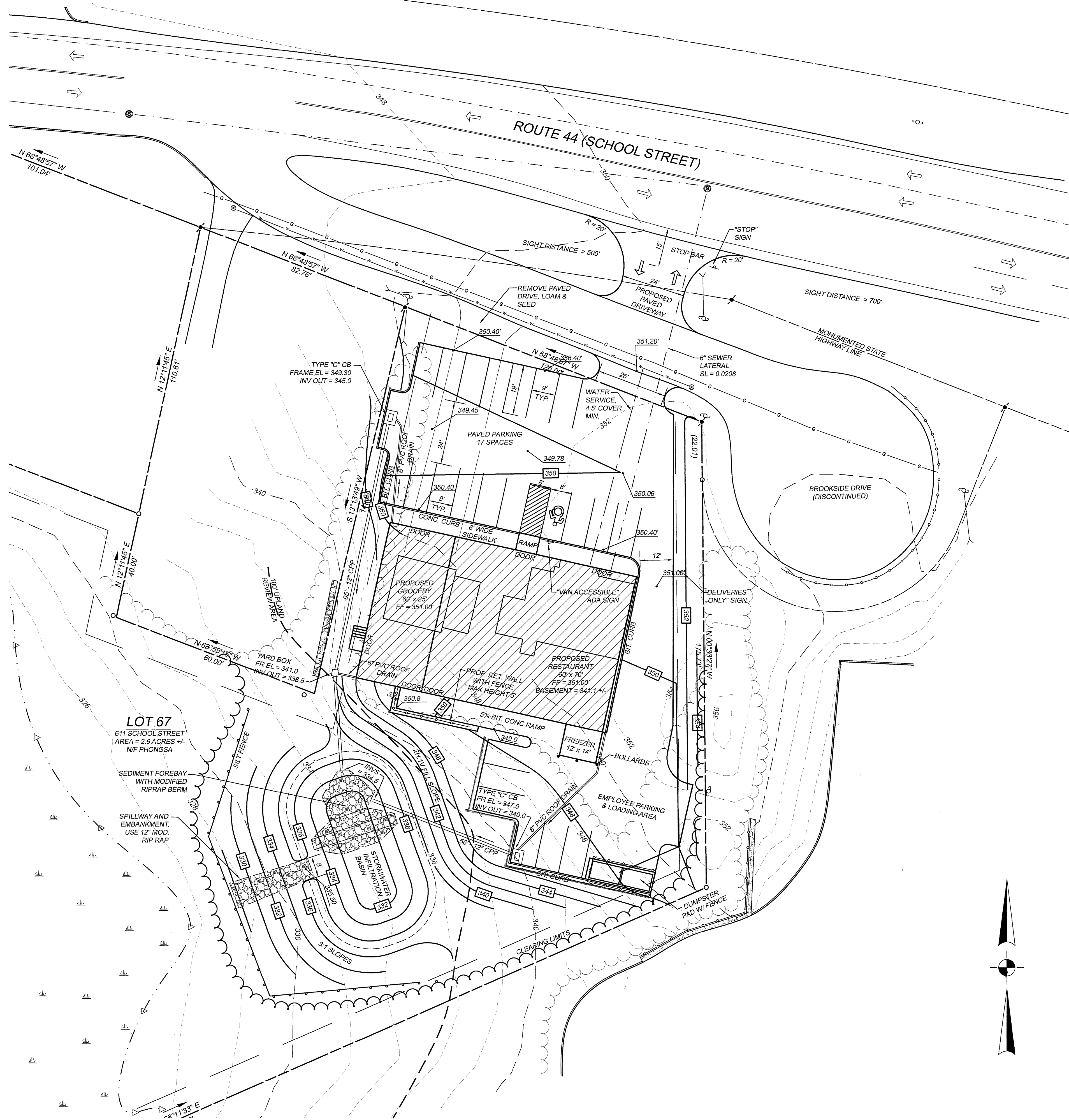


J&D SITE DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM



JOB NO: 25016 SCALE: 1" = 20'
DATE: JUNE 16, 2025 SHEET: 2 OF 4
REVISIONS:





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 "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

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[Signature] 6/16/25 31338
DANIEL BLANCHETTE DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 53

ZONING INFORMATION:
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MINIMUM FRONTAGE: 60'
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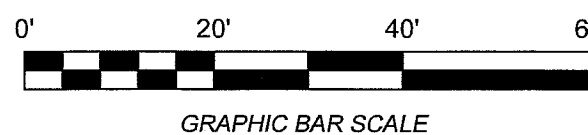
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE
- EROSION CONTROL DEVICES
- LEACHING TRENCH
- TEST PIT

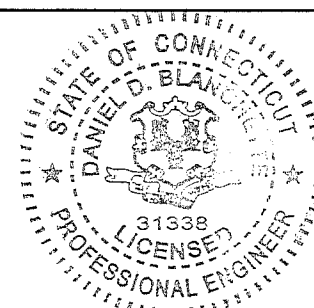
SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67



J&D SITE DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-925-2920
JDSITEDESIGNS.COM



JOB NO: 25016 SCALE: 1" = 20'
DATE: JUNE 16, 2025 SHEET: 3 OF 4
REVISIONS:



10 13/16" 1'8 3/8" 10 13/16"

1/2" MIN.

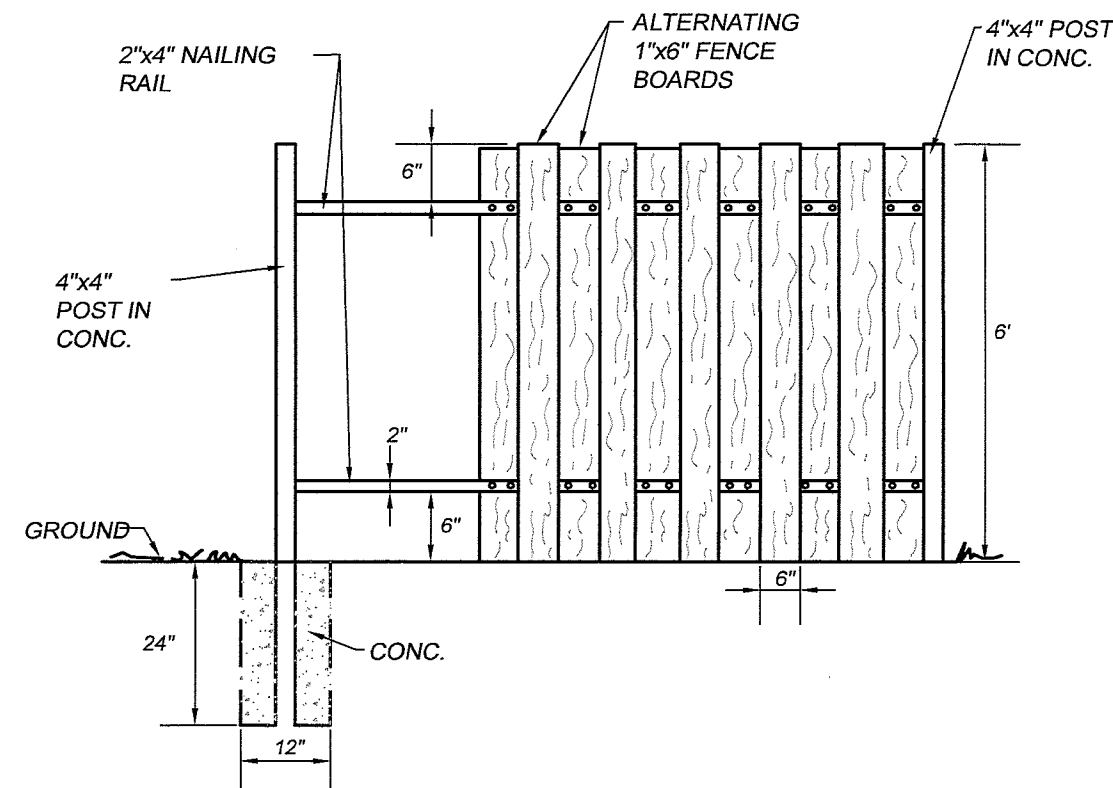
8"

12" 1'8 3/8" 12"

PREC. GRATE (CL)

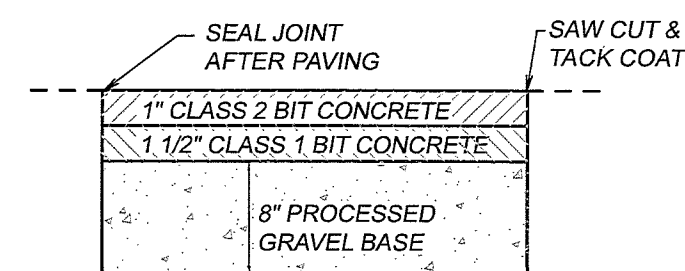
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- FRAME AND GRATE FOR
TYPE "C" OR "CL" CATCH BASIN
NOT TO SCALE

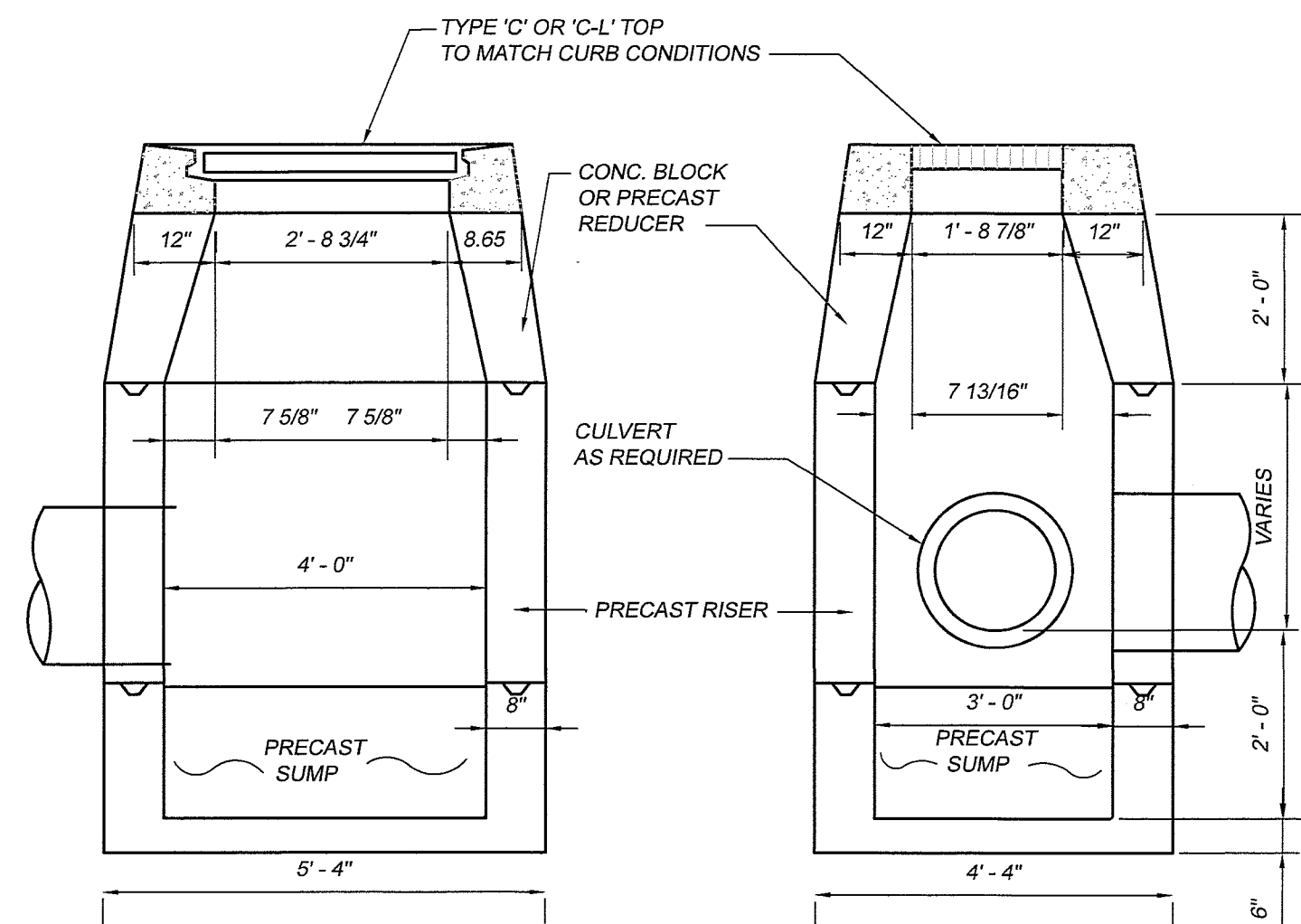


A cross-sectional diagram of a sidewalk. The total width is labeled as 48" MIN. The sidewalk is divided into three main sections: a 'RAMP' on the left with a 7.1% slope, a 'LANDING' in the center with a 1.5% slope, and another 'RAMP' on the right with a 7.1% slope. The landing area is shaded with a stippled pattern. A '2' DETECTABLE' area is indicated at the bottom center, overlapping the landing and the right ramp. The left side is labeled 'SIDEWALK APPROACH' with a 1.5% slope indicated by an arrow. The right side is also labeled 'SIDEWALK APPROACH' with a 1.5% slope indicated by an arrow. Labels include 'SIDEWALK CURBING (OPTIONAL)' at the top, 'CURBING' at the bottom left, and 'GUTTER' at the bottom right.

PARALLEL SIDEWALK RAMP
(TYPE 1)
NO UTILITY STRIP
NOT TO SCALE



BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



NOTE: CATCHBASIN TO BE FITTED WITH "SNOUT" HOOD WHERE INDICATED ON PLANS. HOODED BASINS SHALL HAVE 4' SUMPS.

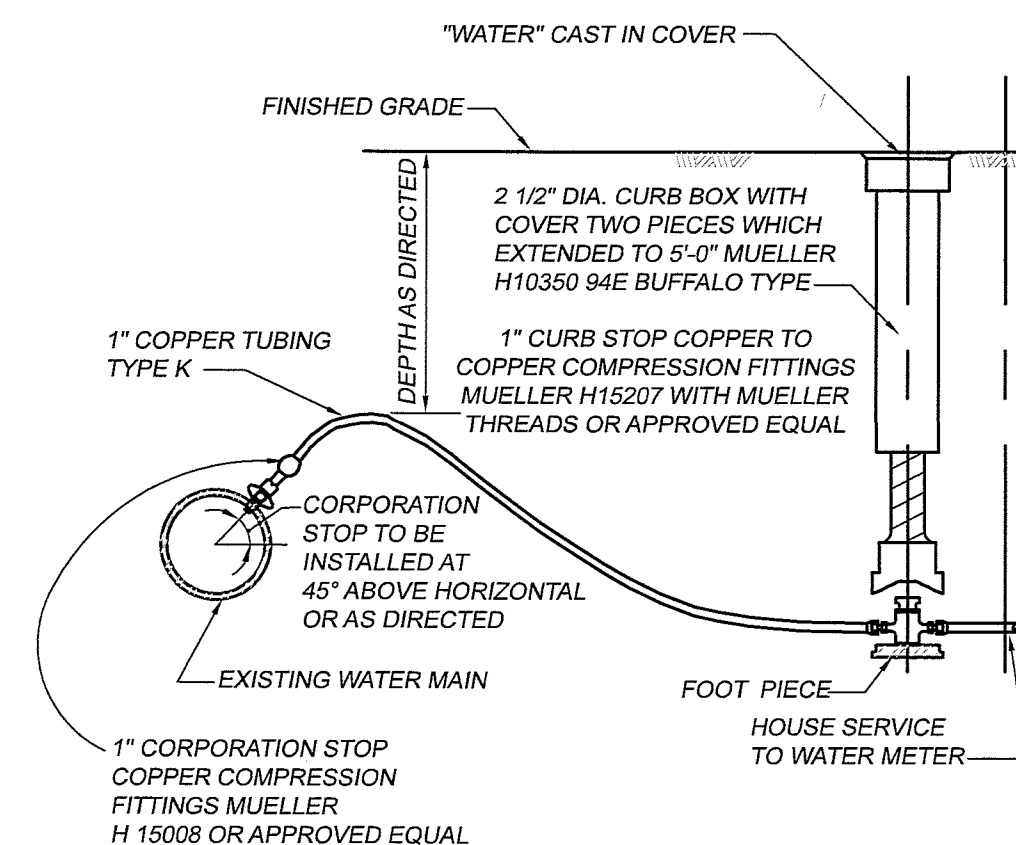


Diagram of a 30 inch square grate. The grate is 30 inches wide and 30 inches high. It features a 5 inch wide frame and 1 inch thick bars. The grate is labeled "GRATE" below it.

Technical drawing of a box with the following dimensions:

- Width: 24"
- Height: 16"
- Depth: 3"
- Base: 4"
- Total Height: 24"

The drawing shows a front view of a box with a circular opening in the center. The opening has a diameter of 16". The box has a base of 4" and a total height of 24". The depth of the box is 3".

- DESIGN NOTES**
- 1.) 16" DIAMETER KNOCKOUT - 4 PLACES
 - 2.) TYPE II CEMENT ASTM C150-81
 - 3.) CONCRETE STRENGTH 5000 PSI MIN. 28 DAYS
 - 4.) CAN WITHSTAND MEDIUM-DUTY TRAFFIC
 - 5.) GRATE IS BICYCLE SAFE

PLAN VIEW

- NOTES**
1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL.
 2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
 3. SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
 4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.

SECTION

1. KEEP LAND DISTURBANCE TO A MINIMUM - THE MORE LAND THAT IS IN VEGETATIVE COVER, THE MORE SURFACE WATER WILL INFILTRATE INTO THE SOIL, THUS MINIMIZING STORMWATER RUNOFF AND POTENTIAL EROSION. KEEPING LAND DISTURBANCE TO A MINIMUM NOT ONLY INVOLVES MINIMIZING THE EXTENT OF EXPOSURE AT AN ONE TIME, BUT ALSO THE DURATION OF EXPOSURE.
2. PHASE CONSTRUCTION SO THAT AREAS WHICH ARE ACTIVELY BEING DEVELOPED AT ANY ONE TIME ARE MINIMIZED AND ONLY THAT AREA UNDER CONSTRUCTION IS EXPOSED. CLEAR ONLY THOSE AREAS ESSENTIAL FOR CONSTRUCTION.
3. SEQUENCE THE CONSTRUCTION OF STORM DRAINAGE SYSTEMS SO THAT THEY ARE OPERATIONAL AS SOON AS POSSIBLE DURING CONSTRUCTION. ENSURE ALL OUTLETS ARE STABLE BEFORE OUTLETTING STORM DRAINAGE FLOW INTO THEM.
4. SCHEDULE CONSTRUCTION SO THAT FINAL GRADING AND STABILIZATION IS COMPLETED AS SOON AS POSSIBLE.

1. USE DIVERSIONS, STONE BIKES, SILT FENCES AND SIMILAR MEASURES TO BREAK FLOW LINES AND DISSIPATE STORM WATER ENERGY.
2. AVOID DIVERTING ONE DRAINAGE SYSTEM INTO ANOTHER WITHOUT CALCULATING THE POTENTIAL FOR DOWNSTREAM FLOODING OR EROSION.
3. CLEAN RUNOFF SHOULD BE KEPT SEPARATED FROM SEDIMENT LADEN WATER AND SHOULD NOT BE DIRECTED OVER DISTURBED AREAS WITHOUT ADDITIONAL CONTROLS. ADDITIONALLY, PREVENT THE MIXING OF CLEAN OFF-SITE GENERATED RUNOFF WITH SEDIMENT LADEN RUNOFF GENERATED ON-SITE UNTIL AFTER ADEQUATE INFILTRATION OF ON-SITE WATERS HAS OCCURRED.

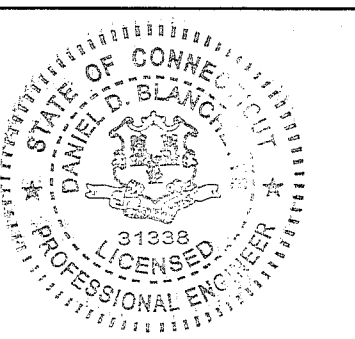
1. DO NOT RELY EXCLUSIVELY ON PERIMETER EROSION CONTROL DEVICES.
2. CONTROL EROSION AND SEDIMENTATION BY INSTALLING INTERNAL EROSION CONTROL IN THE SMALLEST DRAINAGE AREA POSSIBLE.
3. DIRECT RUNOFF FROM SMALL DISTURBED AREAS TO ADJOINING UNDISTURBED VEGETATED AREAS.
4. CONCENTRATED RUNOFF SHOULD BE CONVEYED TO SEDIMENT TRAPS OR BASINS AND STABLE OUTLETS USING RIP RAPPED CHANNELS, STORM DRAINS OR SIMILAR MEASURES.

1. ALL PROPOSED WORK SHALL CONFORM TO "2023 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL." BY THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.
2. SEDIMENT TRAPS SHALL BE INSTALLED AS RECOMMENDED IN THE 2023 CT E&S GUIDELINES. EACH SEDIMENT TRAP SIZING IS BASED UPON CONTAINING 134 CY PER ACRE OF DRAINAGE AREA, HALF OF WHICH SHALL BE WET STORAGE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
4. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH A MINIMUM OF 6" LOAM AND SEEDED WITH PERENNIAL GRASSES AS SPECIFIED FOR THE PROJECT. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDED AREA WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SEEDING DATES ARE TO BE BETWEEN APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU OCTOBER
6. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
8. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

0' 20' 40' 60'

GRAPHIC BAR SCALE

JOB NO: 25016	SCALE: AS NOTED
DATE: JUNE 16, 2025	SHEET: 4 OF 4
REVISIONS:	



Donation

Members of Shannon Labonte's family met at the Putnam Public Library on July 3 to present a generous donation in her memory. The funds were some of the proceeds from the annual Shannon Labonte Memorial Artisan and Craft Fair at the Putnam Congregational Church. The money raised from the craft fair supports a variety of causes that were close to the Shannon's heart. Shannon was a very special person and frequent library customer who passed away in 2018. She was a preschool teacher at County Kids Child Care in Putnam and had a heart for children and learning. The funds will be used to purchase materials for the children's department of the library in Shannon's memory. From left, standing: Linda Pacheco, Roberta Solomon, library director Priscilla Colwell, Betye Jo Pakulis and daughter Zoe Labonte. Seated: Ann Russo. Courtesy photo.

'The Summer Collection' photo exhibit is now on view

PUTNAM — The print images of Putnam photographer Carmine Angeloni are on view through Sept. 30 at The Corridor Gallery in the Putnam Municipal Complex. The eclectic group of images from Europe, the coastal and inland areas of New England, and the high desert region of the Southwest, are tied together by a singular focus — this photographer's eye.

Angeloni, a self-taught photographer, is primarily a landscape and cityscape photographer inspired by a wide-range of work including that of Robert Frank, the acclaimed Joel Meyerowitz, the Italian abstract landscape photographer, and Franco Fontana. Henri. Quoting Henri, Angeloni described his art: "Much of photography is observation, to tell a story, or record a moment; to place head and heart and eye along the same line of sight." The collection includes both color and monochrome prints of traditional "wetroom" and inkjet printer origin, including a few created using the famed Cibachrome process. Carmine has participated in juried shows throughout western Massachusetts and eastern Connecticut. Since 2015 he has been an exhibitor at the Paradise City Arts Festival in Northampton and Marlborough, Mass. He is a



current member of the Art Guild Northeast and the New Hampshire Art Association.

A Opening Reception, sponsored by the Putnam Arts Council, will be held from 5 to 7 p.m. July 24 with refreshments and a chance to speak with the artist. The reception is free and open to the public.

For hours and more information please visit PutnamArtsCouncil.com.

was profiled in a recent Hometown Heroes column, graduated from Woodstock Academy before going to the U.S. Naval Academy.

criminal justice. She is the daughter of James and Christine Williams of Putnam.

Legals

Legal Notice

State of Connecticut

Dept. of Consumer Protection

LIQUOR PERMIT

Notice of Application

This is to give notice that I, Lori Bitar, 71 Haggerty Rd, Charlton, MA 01507

Have filed an application placarded 06/30/2025 with the Department of Consumer Protection for a RESTAURANT WINE & BEER PERMIT for the sale of alcoholic liquor on the premises at:

Henry's Diner & Variety
248 Providence Street
Putnam, CT 06260

The business will be owned by:
Besties, LLC

Entertainment will consist of:
No Live Entertainment

Objections must be filed by: 08-11-2025
Visit: <https://portal.ct.gov/remonstrance>
for more information
BESTIES, LLC

July 3, 2025
July 10, 2025

Legal Notice

Town of Putnam

Planning & Zoning Commission

The Town of Putnam Planning & Zoning Commission will hold a hybrid meeting on July 16, 2025 at 7:00 P.M. in Room 201 of the Municipal Complex located at 200 School Street, Putnam, CT. A public hearing will be held on each of the following:

Docket # 2025-04 Krupa Shah/Montana Nights Axe Throwing request for a special permit in accordance with Section 709 of the Town of Putnam Zoning Regulations for outdoor dining with food and beverages/cocktails. The property is located at 50 Providence Unit # 2, Town Assessors Map 026, Lot 7-3, Zoned Highway Commercial.

Docket # 2025-05 Vachi LLC. DBA-Montana Nights Axe Throwing request for a special permit in accordance with Section 304 for indoor/live entertainment (music, bands, plays/shows, disc jockeys, acoustics and karaoke). The property is located at 50 Providence Pike Unit # 2, Town Assessors Map 026, Lot 7-3, Zoned Highway Commercial.

Docket # 2025-06 Homes at School LLC request for a special permit for multi-family dwellings in accordance with Section 702 of the Town of Putnam Zoning Regulations for the construction of 40 residential units of a previously approved site plan that expired. The property is located at 465 School Street, Town Assessors Map 008, Lot 142, Zoned R-10.

Docket # 2025-07 Roland Marios request for a special permit in accordance with Section 406 of the Town of Putnam Zoning Regulations for rear lot approval. The property is located at 257 Heritage Road, Town Assessors Map 39, lot 29, Zoned R-40

Docket # 2025-08 Cynthia Samokar request for a Home Occupation permit in accordance with Section 706 of the Town of Putnam Zoning Regulations to manufacture candles in her apartment # 31 for sales online and at craft fairs. The property is located at 29-31 Mechanics Street, Zoned R-7.

Patricia Hedenberg, Chair.
Planning and Zoning Commission
July 3, 2025
July 10, 2025