

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

Present: Patricia Hedenberg-Chair, Douglas Taylor, Liz Thompson, Lisa-Jean Clifford, Nick Huston

Agenda:

Opened 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. Bruce Fitzback reviewed the proposal as the applicant was not present. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Opened 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. Bruce Fitzback reviewed the proposal as the applicant was not present. Motion by Lisa-Jean Clifford to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Opened 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. Bruce Fitzback relayed to the Commission that the applicant is requesting a continuance of the public hearing to acquire more information for their application. Motion by Nick Huston to continue the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2025-07 Roland Marois 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. Normand Thibeault of Killingly Engineering reviewed the plans with the Commission. Motion by Nick Huston to close the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Opened 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. Cynthia Samokar reviewed her plans for her business. Motion by Lisa-Jean Clifford to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR

Regular Meeting:

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

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

Correspondence:

Unfinished Business: None

New Business:

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

Motion by Nick Huston to approve, second by Douglas Taylor. ALL WERE IN FAVOR.

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

Motion by Douglas Taylor to approve, second by Nick Huston. ALL WERE IN FAVOR.

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

Motion by Nick Huston to table, second by Douglas Taylor. ALL WERE IN FAVOR.

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

Motion by Lisa-Jean Clifford to approve, second by Nick Huston. ALL WERE IN FAVOR.

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

Motion by Liz Thompson to approve, second by Douglas Taylor. ALL WERE IN FAVOR.

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

Dan Blanchette of J & D Site Designs LLC requested a 65-day extension. Motion by Douglas Taylor to
grant the extension, second by Nick Huston. ALL WERE IN FAVOR.

Other Business:

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

Zoning Commission – Text amendment – Hotel – Downtown Putnam Zone

Motion by Nick Huston to accept for public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Jackson Consulting LLC- Special Permit - Multi Family – 33, 59 & 67 Prospect Street

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

Motion by Nick Huston to adjourn at 7:50 P.M., second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.