Planning & Zoning Commission Hybrid Meeting Agenda
August 20, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda

Continue 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 # 2025-10 Town of Putnam Zoning Commission proposing two text amendments to the Town of Putnam Zoning Regulations Section 304 entitled "Schedule of Uses and Districts" Table III-1 category Lodging, Dining and Conference/Banquet. The proposed text amendment would delete the use listed as hotel-no conference center, with facilities and services for hotel room guests only and remove the "N" listed under the zone PD (Putnam Downtown). The proposed new use would read; Hotel-with facilities and services for hotel room guests, options: dining facilities, lounge, barn, event facilities which would include an "S" under the zone PD (Putnam Downtown). VOTE REQUIRED

Public hearing on Docket # 2025-11 Jackson Consulting, LLC request for a Special Permit for multi-family in accordance with Section 304 Table 111-1 of the Town of Putnam Zoning regulations for the construction of 2 buildings consisting of 12 units each. (24 units total) Property located at 33, 59 & 67 Prospect Street, Town Assessors Map 16, Lots 32/35/48. Zoned R-10. VOTE REQUIRED

Regular Meeting:

Review the minutes of the July 16, 2025 special meeting. VOTE REQUIRED

Review the minutes of the July 16, 2025 meeting. VOTE REQUIRED

Correspondence:

Unfinished Business: VOTE REQUIRED

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Application Withdrawn 5,700 S.F. Building - 611 School Street

New Business: VOTE REQUIRED

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

Docket # 2025-10 Town of Putnam Zoning Commission – Text amendments -Hotel
Downtown Putnam Zone

Docket # 2025-11 Jackson Consulting, LLC - Special Permit – Multi Family - 24 Residential Units –
33, 59 & 67 Prospect Street

Other Business:

Accepting of New Applications for public hearing on September 17, 2025, meeting if applicable. VOTE REQUIRED

CGS 8-24 Recommendation for the disposition of Town properties as follows:

- 7 Addison Street
- 174 Park Road
- 33 Sabin Street
- 324 South Main Street
- 21 Vine Street
- 57 Walnut Street

POCD 2026 REVIEW DRAFT

Adjournment.

Join Zoom Meeting
https://us06web.zoom.us/j/87316922689?pwd=73aKca4xKpf37eJgqxeayHNC7BAoa9.1

Meeting ID: 873 1692 2689
Passcode: 9Wa6Gv

One tap mobile
+19292056099,,87316922689#,,,,*232715# US (New York)
+13017158592,,87316922689#,,,,*232715# US (Washington DC)

Join instructions
https://us06web.zoom.us/meetings/87316922689/invitations?signature=UEU31jdi32Sg5019WKPgbeHMzPpxwH6K5vwC2V4wUEQ

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.

Planning & Zoning Commission Hybrid Special Meeting Minutes
July 16, 2025, 6:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairperson, Douglas Taylor, Liz Thompson, Lisa-Jean Clifford, Nick Huston
Mayor Seney, Mary Ann Chinatti, Economic and Community Development Director
Agenda:

Mayor Seney discussed the potential development plans for 76-80 Main Street and 88 Main Street located in downtown Putnam with the Commission. He explained how both buildings were vacant and in great need of repairs. He asked the Commission for their support with the proposed development. He then instructed Bruce Fitzback to proceed with the power point presentation for the Commission as the individual originally planned had fallen ill.

Prior to the meeting Bruce Fitzback reviewed the proposed uses given as part of the potential development, one of which is a hotel. In the current regulations do not allow hotels in the Downtown Putnam zone. He discussed a proposed text amendment with the Commission that would allow a hotel in the Downtown Putnam zone by acquiring a Special Permit from the Commission.

Motion by Douglas Taylor to adjourn at 6:45 P.M., second by Lisa Jean Clifford. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy

TOWN OF PUTNAM
ZONING COMMISSION

Check One:

__X__ 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 168169
Amount - Check No.

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.

_____ 6/16/25
Signature of Applicant Date

Date Accepted _____
Date Rejected _____

_____
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.

l. The impact of the proposed uses on wildlife and plant habitats.
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

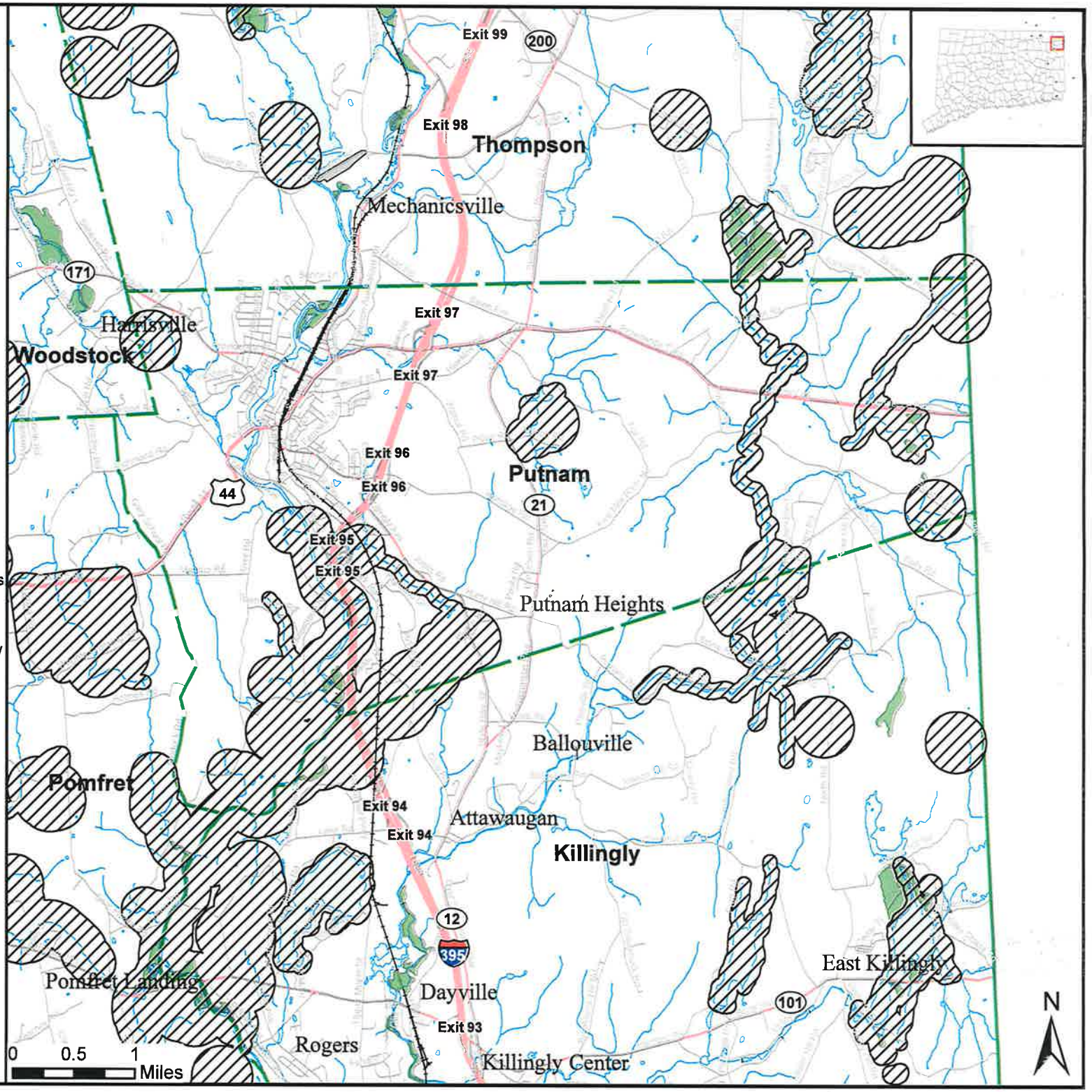
NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources . Exact locations of species have been buffered to produce the generalized locations.

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 NDDB 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



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

100 feet Abutters List Report

Putnam, CT
July 08, 2025

Parcel Number:	026-060	Mailing Address:	SCHOOL STREET PUTNAM LLC C/O UNITED AUTO GROUP LLC 515 SCHOOL ST PUTNAM, CT 06260
CAMA Number:	026-060-000		
Property Address:	523 SCHOOL ST		
Parcel Number:	026-061	Mailing Address:	BASTOS CARLOS & NELIA 455 RIVERSIDE DR N GROS, CT 06255
CAMA Number:	026-061-000		
Property Address:	527 SCHOOL ST		
Parcel Number:	026-062	Mailing Address:	BENJAMIN EVA & CARINE AARON 531 SCHOOL ST PUTNAM, CT 06260
CAMA Number:	026-062-000		
Property Address:	531 SCHOOL ST		
Parcel Number:	026-067	Mailing Address:	PHONGSA SUKPASEUTH & KHAMPHANH L 15 WOLF DEN RD POMFRET, CT 06259
CAMA Number:	026-067-000		
Property Address:	611 SCHOOL ST		
Parcel Number:	026-075	Mailing Address:	MAUER JEANINE C LU 21 SHIPPEE WOODS DR PUTNAM, CT 06260
CAMA Number:	026-075-000		
Property Address:	21 SHIPPEE WOODS DR		
Parcel Number:	026-078	Mailing Address:	MAINE CHRISTINE A 18 SHIPPEE WOODS DR PUTNAM, CT 06260
CAMA Number:	026-078-000		
Property Address:	18 SHIPPEE WOODS DR		
Parcel Number:	026-093	Mailing Address:	MILLER DARLENE A 10 SHIPPEE WOODS DR PUTNAM, CT 06260
CAMA Number:	026-093-000		
Property Address:	10 SHIPPEE WOODS DR		

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.

Green Site Design LLC

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

July 16, 2025

Bruce Fitzback, LLS
Land Use Director, ZEO
Town of Putnam
200 School Street
Putnam, CT 06260

RE: 465 School Street
Multi-Family Development

On behalf of the applicant, this firm is requesting a continuance of this project's public hearing, to the Commission's August meeting. We are requesting this continuance inorder to provide a traffic report as required in the Zoning Regulations.

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

Very truly yours,

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional

317 Main Street • Norwich, CT 06360 • 860.892.1380 • ebartlett@greensitedesignllc.com

Green Site Design LLC

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

August 6, 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 has been 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 enclosed site plan application is being submitted as an Affordable Housing Development pursuant to Section 8-30g of the Connecticut General Statutes.

Fourteen of the three-bedroom units will be deed-restricted as affordable units pursuant to state law. The statutorily required affordability Plan will be filed in the Town records prior to start of construction.

Parking will be provided in accordance with the Zoning Regulations, as shown on sheet 2 of the site development plans.

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

Very truly yours,

Ellen M. Bartlett, PE, CPSWQ

317 Main Street • Norwich, CT 06360 • 860.892.1380 • ebartlett@greensitedesignllc.com

CONNECTICUT

CTDOT CONNECTICUT TRANSPORTATION

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

Rec'd 7-21-2025

CONNECTICUT

CTDOT
CONNECTICUT TRANSPORTATION

July 16, 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 June 23, 2025, entitled, "Revised Housing Project" dated September 2024, and last revised June 16, 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. Revise plan set to show the underground electrical not crossing onto the adjacent property.

3. Please revise milling limits to show a full width, curb to curb mill and pave. Milling limits must extend a minimum of 10' beyond the edges of the trench and be perpendicular to the edge of the roadway at 90° angles.

4. 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.

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. Daniel Hutchinson of this office at (860) 823-3114, or by email at daniel.hutchinson@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

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 Paveme_nt 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.

Green Site Design LLC

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.

317 Main Street • Norwich, CT 06360 • 860.892.1380 • ebartlett@greensitedesignllc.com

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 Profession

SLEEVE-IT

WHEN YOUR WALL NEEDS A FENCE

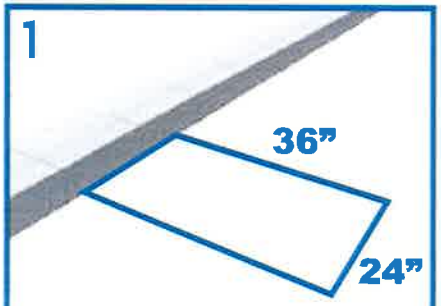
patents pending

Parts List:

(1) Steel Cantilever
(2) Steel Struts
(2) Plastic Sleeve Halves
(2) Plastic Ties
(1) Plastic Lid

INSTALLATION INSTRUCTIONS

1



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

The prepared area shoud 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.

Suggestion: Using the top of the Sleeve-It box as your level surface prevents having to bend over

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.



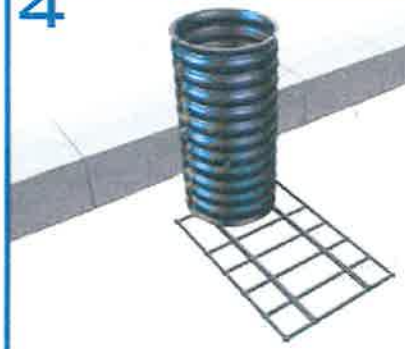
Stand the unit vertically and use two plastic ties to secure the sleeve halves into a cylindrical unit.

3



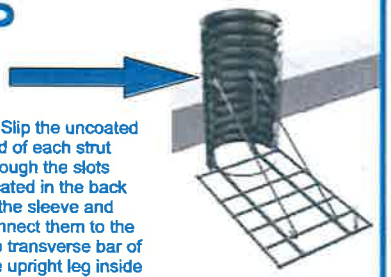
Place the PVC coated Steel Cantilever on the prepared area with the upright leg about 6" from the tail of the block.

4



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

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.

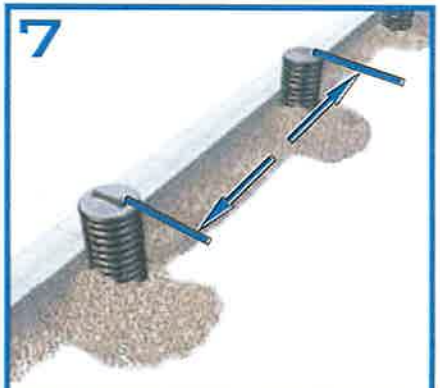
6

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



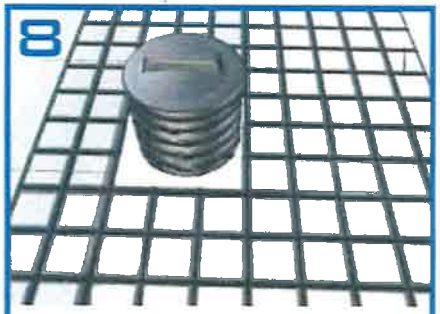
Make sure the wall batter for any remaining courses of block is accounted for when positioning the sleeve in its final location.

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

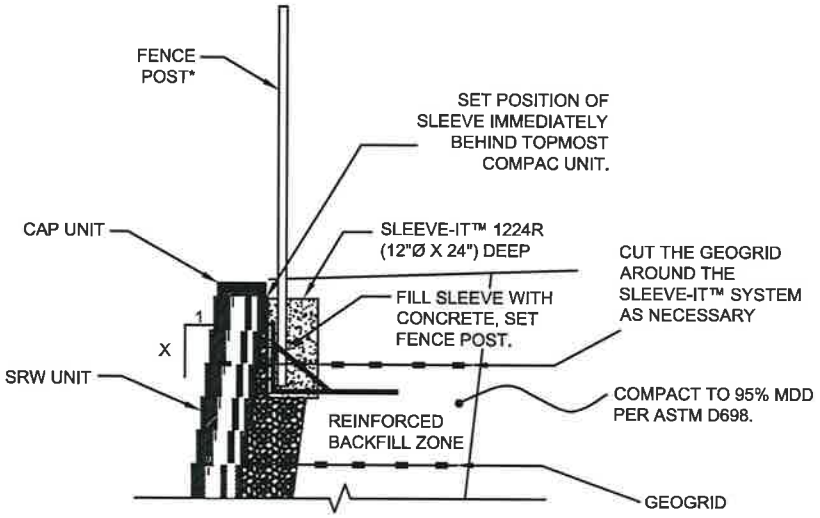


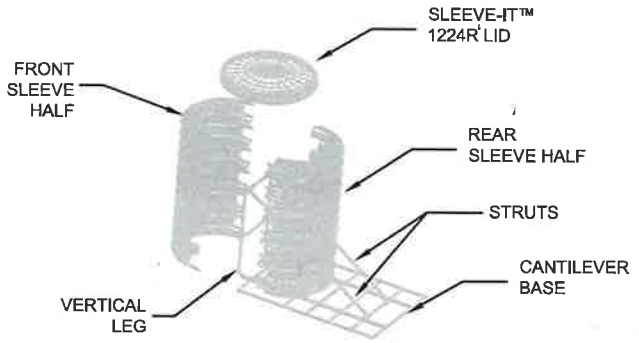
When installing geogrid around the **SLEEVE-IT™ SYSTEM**, slit the geogrid perpendicular to the wall face just enough to fold around the sleeve ensuring that the grid is properly attached to the wall face everywhere with the exception of where the sleeve is. This method is acceptable by geogrid manufacturers 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) SRW guidelines. 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"X4" MAX.

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" 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).

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" from the tail of the block.

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" 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.

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" lift to avoid affecting the integrity of the struts extending back into the backfill zone.

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" into the sleeve to ensure proper engagement with the Sleeve-It™ system. All posts must be on the "inboard" side of the vertical portion of the 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.

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 hight 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.

SLEEVE-IT

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 consists 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 baron 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.

CHAPPELL ENGINEERING ASSOCIATES, LLC
Civil • Environmental • Land Surveying
Structural • Telecom • Traffic • Transportation

201 Boston Post Rd. West, Ste 205
Marlborough, MA 01752
Tel.: (508) 481-7400
Fax: (508) 481-7406
www.chappellengineering.com

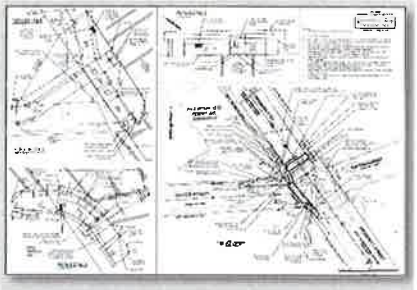
Quality



Traffic Impact and Access Study

Residential Development
465 School Street
Putnam, CT

Accuracy



Prepared for:

CLA Engineers, Inc.
Norwich, CT 06360

Integrity



August 12, 2025

CHAPPELL ENGINEERING ASSOCIATES, LLC
Civil • Environmental • Land Surveying
Structural • Telecom • Traffic • Transportation

201 Boston Post Road West, Suite 205
Marlborough, MA 01752
Tel.: (508) 481-7400
Fax: (508) 481-7406
www.chappellengineering.com

Traffic Impact and Access Study

To:	Ms. Ellen Bartlett CLA Engineers, Inc. 317 Main Street Norwich, CT 06360	Reg:	Residential Development 465 School Street Putnam, CT 06260
From:	Shaun P. Kelly, Sr. Project Manager Ashley Ryan, Traffic Engineer	Date: Project #:	August 12, 2025 25071

INTRODUCTION

Chappell Engineering Associates, LLC (CEA) has conducted this Traffic Impact and Access Study (TIAS) to evaluate the traffic impacts and access requirements associated with the development of a 40-unit single family housing development at 465 School Street (Route 44) in Putnam, Connecticut. The project would provide two (2) parking spaces for each residential unit, as well as two additional handicap accessible parking spaces. Access to the project is proposed via the extension of an existing commercial driveway that serves the adjacent Graphics Unlimited business at 445 School Street, and would continue to provide access to this property.

This study was conducted in accordance with Connecticut Department of Transportation (CTDOT) and Town of Putnam guidelines for preparation of traffic assessments, and in consultation with the Town of Putnam's Department of Planning and Land Use. This study evaluates the safety of the proposed site access location, reviews current traffic conditions within the study area, provides an estimate of the expected traffic generation and distribution characteristics of the project, evaluates the impact of that traffic on the adjacent roadways and intersections, and determines the necessity for improvements to the area roadway system.

As documented in this report, project-related traffic increases are expected to result in minimal impacts to area traffic operations, with only minor increases in vehicle delays and associated queuing predicted. With implementation of the recommendations outlined in this report, including installation of signage and pavement markings, as well as removal of existing vegetation to enhance sight lines, safe and efficient access will be provided to both the project and existing commercial use at 445 School Street, with no notable impact to area traffic operations.

PROJECT DESCRIPTION

The project involves the development of forty (40) units of detached residential housing at 465 School Street in Putnam, Connecticut. The project would provide two (2) parking spaces for each residential unit, as well as two additional handicap accessible parking spaces. Access to the project is proposed via the extension of an existing commercial driveway that serves the adjacent 445 School Street property, and would continue to provide access to this property. Sidewalk is proposed along the proposed access driveway, extending from just south of School Street along the primary access driveway, providing connections to the clusters of apartments internal to the project. The proposed access driveway would provide 24 feet in width to accommodate two-way travel at all locations internal to the project.

The general location of the project site, relative to the surrounding transportation network is displayed on Figure 1.

Figure 1
Site Location Map



CONCLUSIONS AND RECOMMENDATIONS

Existing and future conditions at the study area intersections have been described and analyzed with respect to traffic operations associated with proposed residential development. Conclusions of this effort and recommendations are presented below.

- The project entails the construction of forty (40) units of single family detached housing, with two parking spaces provided for each residential unit.

- Access to the project is proposed via the extension of an existing commercial driveway that currently serves the 445 School Street property. It is recommended that the new driveway connection be placed under STOP-sign control with a painted stop line provided on the driveway approach to the 445 School Street access driveway.

- Based on observed travel speeds along the corridor, available sight lines at the site access location exceed both the required stopping sight distance and desirable intersection sight distances in both directions on School Street.

- The proposed residential development is expected to generate 434 new vehicle trips (217 entering and 217 exiting) on a typical weekday, including 32 new vehicle trips (8 entering and 24 exiting) during the weekday AM peak hour, and 42 new vehicle trips (36 entering and 5 exiting) during the weekday PM peak hour.

- It is expected that 70 percent of project-related traffic will be oriented to and from the east on School Street with the remaining 30 percent oriented to and from the west on School Street.

- The greatest increase in peak hour traffic is expected to be experienced on School Street east of the project, with peak hour increases ranging from 23 to 29 peak hour trips, or approximately one new vehicle trip every 2 to 3 minutes. This level of increase is not expected to result in any notable impact to traffic operations on School Street beyond the study area.

- The results of the capacity analyses indicate sufficient capacity exists to accommodate the project, with all traffic movements expected to operate at LOS D or better.

In summary, the proposed residential development is expected to result in no notable impact to area traffic operations. The proposed site access provides sufficient sight lines to ensure safe access under post-development conditions.

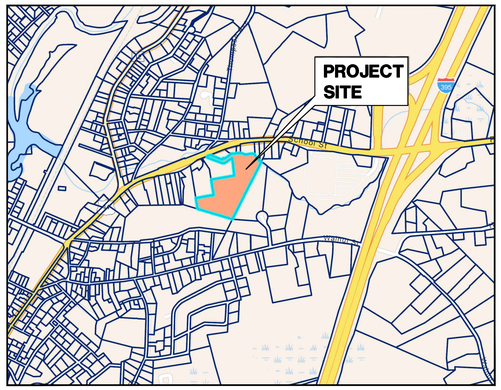
MODIFIED SITE PLAN:
MULTIFAMILY HOUSING DEVELOPMENT

465 SCHOOL STREET
PUTNAM, CT

LEGEND

PROPERTY LINE
EDGE OF PAVEMENT
DRAINAGE — D —
WATER — W —
SEWER — S —
GAS — G —
ELECTRIC — E — E — E —
CONTOUR — 21 —
TREE LINE
GUIDERAIL
SIGNS
CATCH BASIN
IRON PIN, IRON PIPE
MS, CHD, MON
FIRE HYDRANT
ELECTRIC MANHOLE
SEWER MANHOLE
GAS GATE, WATER GATE
LAMP

N



LOCATION MAP
SCALE: 1"= 1000'

JULY 14, 2025
JULY 2, 2025
JUNE 16, 2025
JUNE 4, 2025
MAY 20, 2025
APRIL 7, 2025
FEBRUARY 25, 2025
SEPTEMBER 2024

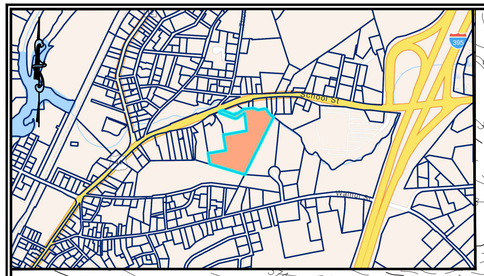
INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	EXISTING CONDITIONS
2	SITE PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	GRADING PLAN
5	UTILITIES PLAN
6	SITE DETAILS
7	E&S DETAILS
8	LANDSCAPE PLAN
9	CT DOT DETAILS
10-11	RETAINING WALL DETAILS

PROPOSED USE: MULTIFAMILY DEVELOPMENT
APPLICANT: HOMES AT SCHOOL, L.L.C.
OWNER: HOMES AT SCHOOL, L.L.C.

GREEN SITE DESIGN LLC
317 Main Street Norwich, Connecticut
(860) 892-1380 Fax (860) 886-9165

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LOCATION MAP

SCALE: 1"= 1000'

NOTE

A-2 BOUNDARY SURVEY:

BOUNDARY SURVEY PREPARED FOR GILBERT HOMES, INC. PREPARED BY CME ASSOCIATES, INC, DATED MAY 5, 2005. RECORDED ON THE LAND RECORDS AS DRAWING #1539.

RIGHT OF WAY #1
EXISTING ACCESS RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOT "A"
AREA = 5,848 S.F.

PROPOSED EASEMENT FOR EXCAVATION TO MAINTAIN UNOBSTRUCTED VISIBILITY, DISPLAY PRODUCT, LOCATE SIGNAGE AND UTILITIES IN FAVOR OF LOT "B"
AREA = 6,111 S.F.

RIGHT OF WAY #2
PROPOSED ACCESS RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF LOT "A"
AREA = 3,604 S.F.

439 SCHOOL STREET N/F TIMOTHY G. TAWSON VOL. 805, PG. 45

445 SCHOOL STREET N/F PERRY ADVENTURES LLC VOL. 767 PG. 38

427 SCHOOL STREET N/F DAVID COONEY VOL. 821 PG. 406

465 SCHOOL STREET N/F CONNECTICUT PRESERVATION TRUST VOL. 830, PG. 157

475 SCHOOL STREET N/F JAMES E. FITZSIMMONS VOL. 115 PG. 840

485 SCHOOL STREET N/F KATHERINE M. JOHNSON & KENNETH GARDNER VOL. 115 PG. 830

487 SCHOOL STREET N/F SCHOOL STREET PUTNAM LLC VOL. 749 PG. 221

515 SCHOOL STREET N/F SCHOOL STREET PUTNAM LLC VOL. 749 PG. 221

523 SCHOOL STREET N/F SCHOOL STREET PUTNAM LLC VOL. 749 PG. 221

527 SCHOOL STREET N/F CARLOS & NELIA BASTOS VOL. 840 PG. 57

30 NICHOLS STREET N/F WARREN L. BRADWAY JR VOL. 834 PG. 1008

18 SHIPPEE WOODS DR N/F CHRISTINE A. MAINE VOL. 656 PG. 33

EXISTING BUILDING

ZONE HC
ZONE R-10
ZONE R-40
ZONE AE

TP-1
TP-2
TP-3
TP-4
TP-5

200' URLAND REVIEW AREA

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

ROBERT C. RUSSO
CERTIFIED SOIL SCIENTIST

SCALE: 1"=40'

No.	DATE	REVISION
1	5/20/25	REVIEW COMMENTS

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

EXISTING CONDITIONS

Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 1

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ZONING COMPLIANCE CHART
R-10 DISTRICT

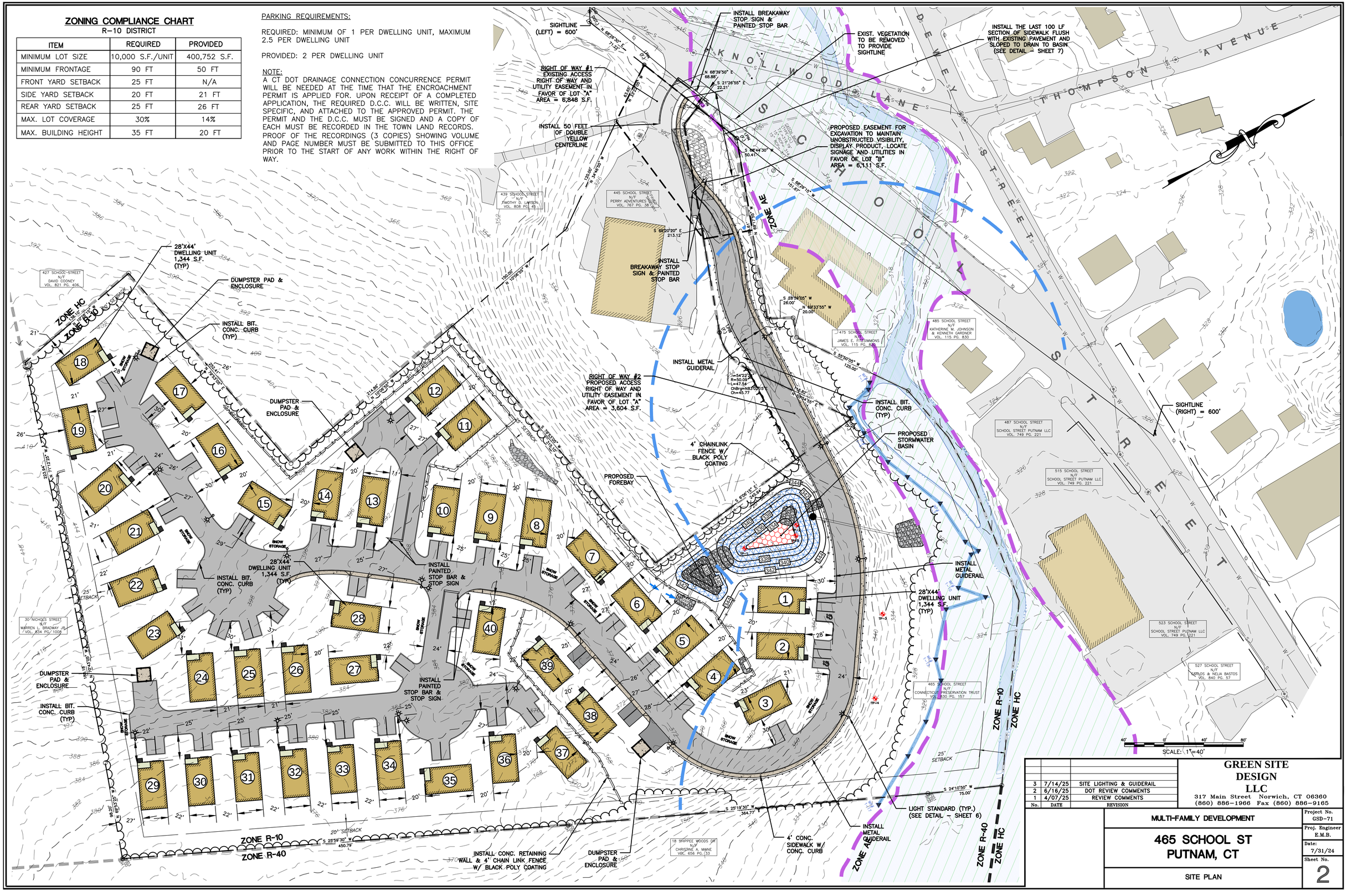
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 S.F./UNIT	400,752 S.F.
MINIMUM FRONTAGE	90 FT	50 FT
FRONT YARD SETBACK	25 FT	N/A
SIDE YARD SETBACK	20 FT	21 FT
REAR YARD SETBACK	25 FT	26 FT
MAX. LOT COVERAGE	30%	14%
MAX. BUILDING HEIGHT	35 FT	20 FT

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.



No.	DATE	REVISION
3	7/14/25	SITE LIGHTING & GUIDERAIL
2	6/16/25	DOT REVIEW COMMENTS
1	4/07/25	REVIEW COMMENTS

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

Y:\PROJECTS\71-Putnam Housing\Drawings\GSD-71 - 465 School St Putnam v12.dwg, 7/15/2025 2:05:45 PM

NOTES

1. INSTALL NORTH AMERICAN GREEN S-150 ON ALL 2:1 SLOPES.
2. INSTALL INLET SEDIMENT CONTROL DEVICES IN ALL NEW CATCH BASINS.

KNOLLWOOD LANE
SCHOOL ST
DEWEY STREET
THOMPSON AVENUE
ZONE AE
ZONE HC
ZONE R-10
ZONE R-40
EXISTING BUILDING
EXISTING DRIVEWAY
INSTALL CONSTRUCTION ENTRANCE (MINIMUM LENGTH 50')
INSTALL RIPRAP CHECK DAM 100' O.C. (TYP. OF 3)
INSTALL SILT FENCE
INSTALL NORTH AMERICAN GREEN S-150 ON BOTTOM AND SIDE SLOPES
INSTALL 32'x40' INTERMEDIATE RIPRAP SPLASH PAD
FLARED END UNIT INV=340.0
INSTALL VEGETATED DIVERSION SWALE
INSTALL SILT FENCE SURROUNDING TEMPORARY STOCKPILE (7,410± S.F.)
INSTALL RETAINING WALL
10'x20' MODIFIED RIPRAP PLUNGE POOL
DOUBLE CB TYPE CL TF=364.0 INV=354.0 (WITH SNOUT & 4' SUMP)
24" HDPE
INTERMEDIATE RIPRAP LEVEL SPREADER BOTTOM OF RIPRAP ELEV=342.5
INSTALL TEMPORARY SEDIMENTATION BASIN (EXCAVATE TO ELEVATION 337)
100' UPLAND REVIEW AREA
INSTALL RIPRAP CHECK DAM 100' O.C. (TYP. OF 3)
INSTALL SILT FENCE SURROUNDING TEMPORARY STOCKPILE (12,090± S.F.)
LIMITS OF CLEARING
INSTALL SILT FENCE
OUTLET STRUCTURE TF=342.0 (6" ORIFICE - TO BE BLOCKED DURING THE CONSTRUCTION PHASE) INV=339.0 (12" ORIFICE) INV=334.0 (36" OUTLET CULVERT)
FLARED END UNIT ELEV=326.0
36" HDPE
INSTALL INTERMEDIATE RIPRAP SPLASH PAD (29' WIDE X 27' LONG)
INSTALL WOODCHIP BERM WITH SILT FENCE & RIPRAP BERM (SEE DETAIL ON SHEET 7)
INSTALL TEMPORARY VEGETATED DIVERSION SWALE
TP-1
TP-2
TP-3
TP-4
337.0
25' SETBACK
20' SETBACK
SCALE: 1"=40'

No.	DATE	REVISION
3	7/14/25	ADD SILT FENCE
2	5/20/25	REVIEW COMMENTS
1	4/07/25	REVIEW COMMENTS

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317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

MULTI-FAMILY DEVELOPMENT

465 SCHOOL ST PUTNAM, CT

E&S PLAN

Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 3

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INSTALL THE LAST 100 LF OF SIDEWALK FLUSH WITH DRIVEWAY PAVEMENT & SLOPE TO DRAIN TO EXISTING RIPRAP BASIN AREA (SEE DETAIL – SHEET 7)

CATCH BASIN – TYPE CL
TF=319.96
15" RCP=316.1

1' SQ. DRAIN
TF=321.67
3" PVC=320.9

SEWAGE MANHOLE
TF=323.0
6" PVC INV=319.8
6" PVC INV=319.8

12" HDPE

EXISTING RIPRAP BASIN AREA

RE-INSTALL RIPRAP OVER HYDRODYNAMIC SEPARATOR

INSTALL HYDRODYNAMIC SEPARATOR
TF=322.6
INV=316.6

NOTE:
PRIOR TO INSTALLATION OF THE HYDRODYNAMIC SEPARATOR, VERIFICATION FROM THE MANUFACTURER MUST BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE 2024 CT STORMWATER MANUAL FOR THIRD-PARTY PERFORMANCE VERIFICATION.

CB – DOUBLE TYPE C
TF=323.0
INV=318.0
(WITH SNOUT)

CB – DOUBLE TYPE C
TF=323.0
INV=319.0

INSTALL RIPRAP SLOPE PAVING

347.5 TW
344.0 BW

CONC. BLOCK RETAINING WALL WITH 4' CHAIN LINK FENCE WITH BLACK POLY COATING

CATCH BASIN – TYPE CL
TF=318.79
15" RCP=314.6
15" RCP=313.0

HEADWALL
15" RCP
INV=311.66'

12" HDPE
INV=323.98

SEWAGE MANHOLE
TF=318.01
FLOWLINE=313.3

INSTALL THE LAST 100 LF SECTION OF SIDEWALK FLUSH WITH EXISTING PAVEMENT AND SLOPED TO DRAIN TO BASIN (SEE DETAIL – SHEET 7)

CB DOUBLE – TYPE C
TF=342.0
INV=338.6
(WITH SNOUT & 4' SUMP)

INSTALL EMERGENCY SPILLWAY:
10' WIDE INTERMEDIATE RIPRAP LEVEL SPREADER BOTTOM OF RIPRAP
ELEV=343.7

OUTLET STRUCTURE
TF=342.0
INV=337.0 (6" ORIFICE)
INV=339.0 (12" ORIFICE)
INV=334.0 (36" OUTLET CULVERT)

FLARED END UNIT
ELEV=326.0

CONC. BLOCK RETAINING WALL

36" HDPE

INSTALL INTERMEDIATE RIPRAP SPLASH PAD
29' WIDE X 27' LONG

LIMIT OF CLEARING (TYP)

CB DOUBLE – TYPE C
TF=345.0
INV=341.0
(WITH SNOUT & 4' SUMP)

INSTALL INLET SEDIMENT CONTROL DEVICES IN ALL CATCH BASINS

CB DOUBLE – TYPE C
TF=345.3
INV=341.3

FLARED END UNITS
INV=338.0

PROPOSED TEMPORARY SEDIMENTATION BASIN (BOTTOM ELEV.=337) & PERMANENT WATER QUALITY BASIN (BOTTOM ELEV.=334)

4' CHAIN LINK FENCE (BLACK POLY-COATED)

362.5 TW
346.0 BW

32'X40' INTERMEDIATE RIPRAP SPLASHPAD

358.5 TW
350.0 BW

CB – DOUBLE TYPE CL
TF=358.0
INV=346.0
(WITH SNOUT & 4' SUMP)

INTERMEDIATE RIPRAP LEVEL SPREADER BOTTOM OF RIPRAP ELEV=342.5

CB DOUBLE – TYPE C
TF=342.0
INV=338.8
(WITH SNOUT)

7'X10' INTERMEDIATE RIPRAP SPLASH PAD

3:1 SLOPE

FOREBAY

CB – DOUBLE TYPE C
TF=363.9
INV=359.0

CONC. BLOCK RETAINING WALL WITH 4' CHAIN LINK FENCE WITH BLACK POLY COATING

CB – DOUBLE TYPE C
TF=363.9
INV=359.5

380.5 TW
366.0 BW

CB – DOUBLE TYPE C
TF=379.6
INV (IN)=376.5
INV (OUT)=361.0

CB – TYPE C
TF=378.0
INV=374.0

CB – TYPE C
TF=379.8
INV=375.8

CB – TYPE C
TF=383.2
INV=379.4

CB – DOUBLE TYPE C
TF=383.2
INV=379.7

CB – DOUBLE TYPE C
TF=394.0
INV=390.3

CB – DOUBLE TYPE C
TF=394.0
INV=390.0

389.0 TW
378.0 BW

CB – DOUBLE TYPE C
TF=383.0
INV=379.0

388.0 TW
379.0 BW

398.0 TW
390.0 BW

CB – DOUBLE TYPE C
TF=380.7
INV=376.2

388.5 TW
375.0 BW

CB TYPE CL
TF=386.0
INV=376.5

386.5 TW
372.0 BW

12" HDPE

FLARED END UNIT
INV=376.0

60 L.F. MODIFIED RIPRAP SWALE

CB – TYPE C
TF=374.0
INV=370.0

372.5 TW
365.0 BW

VEGETATED SWALE

DOUBLE CB TYPE CL
TF=364.0
INV=354.0
(WITH SNOUT & 4' SUMP)

10'x20' MODIFIED RIPRAP PLUNGE POOL

366.8 TW
344.0 BW

FLARED END UNITS
INV=340.0

CONC. BLOCK RETAINING WALL WITH 4' CHAIN LINK FENCE (BLACK POLY-COATED)

406.0 TW
392.0 BW

380.5 TW
366.0 BW

15" HDPE

18" HDPE

24" HDPE

12" HDPE

ZONE AE

ZONE HC

ZONE R-10

ZONE R-40

25' SETBACK

KNOLLWOOD LANE

DEWEY STREET

THOMPSON AVENUE

SCHOOL STREET

NOTES:
1. A PERMEABILITY TEST IS REQUIRED AFTER FINAL CONVERSION OF THE TEMPORARY SEDIMENTATION BASIN TO THE PERMANENT WATER QUALITY BASIN BY EXCAVATING THE FINAL 3 FEET OF SOIL TO DETERMINE THE DESIGN INFILTRATION RATE OF 2.4 IN/HR

SCALE: 1"=40'

No.	DATE	REVISION
6	7/14/25	ADD RIPRAP SLOPE PAVING
5	7/02/25	REVIEW COMMENTS
4	5/20/25	REVIEW COMMENTS
3	4/07/25	REVIEW COMMENTS
2	3/11/25	REVIEW COMMENTS
1	2/25/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

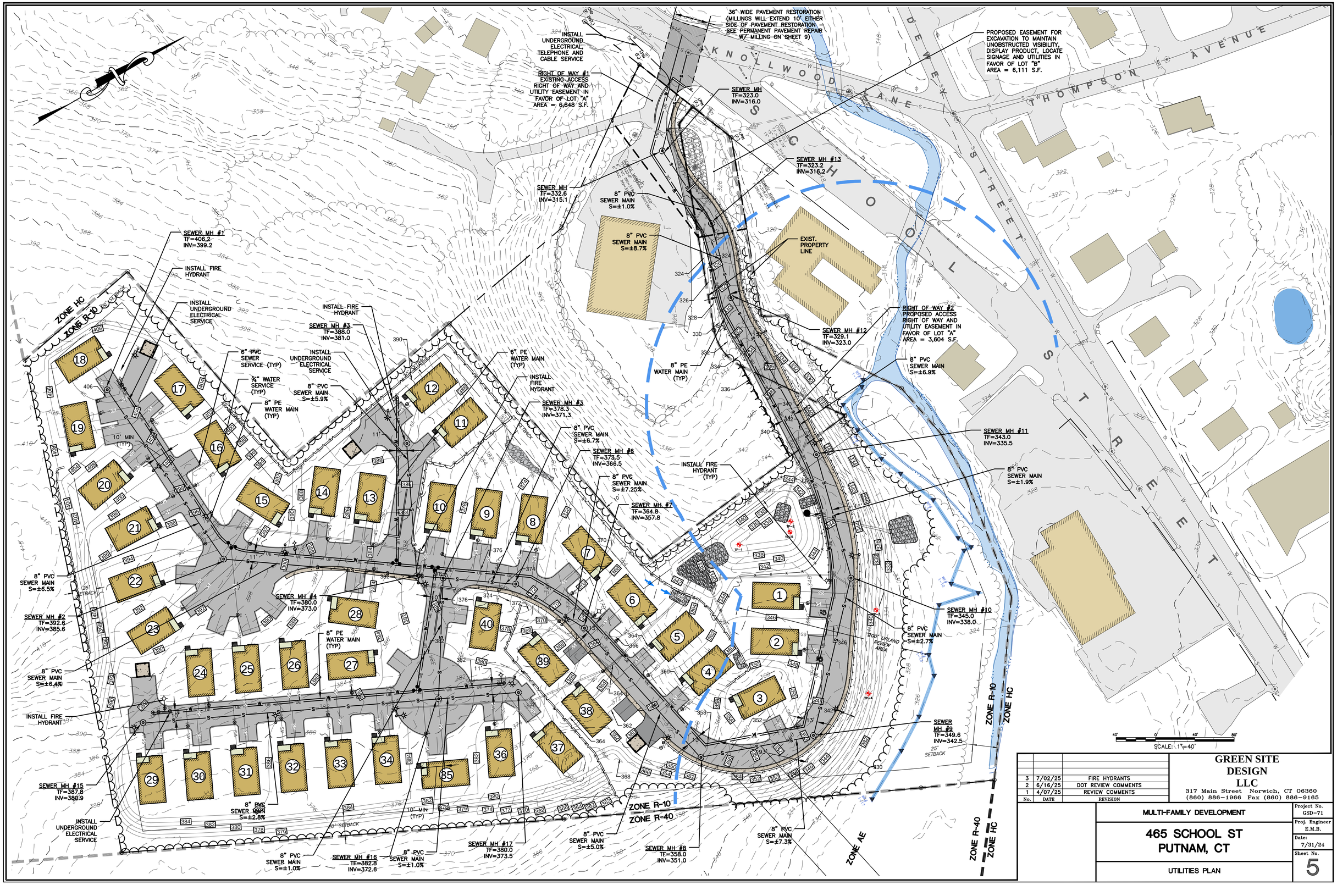
MULTI-FAMILY DEVELOPMENT

465 SCHOOL ST
PUTNAM, CT

GRADING & DRAINAGE PLAN

Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 4

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No.	DATE	REVISION
3	7/02/25	FIRE HYDRANTS
2	6/16/25	DOT REVIEW COMMENTS
1	4/07/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

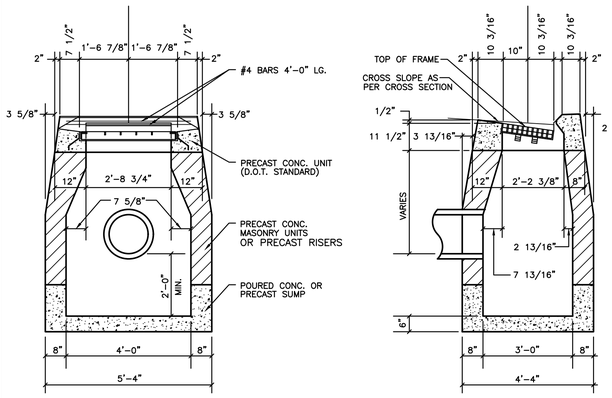
MULTI-FAMILY DEVELOPMENT

465 SCHOOL ST PUTNAM, CT

UTILITIES PLAN

Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 5

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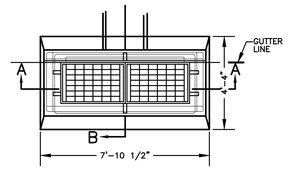


FRONT ELEVATION

SIDE ELEVATION

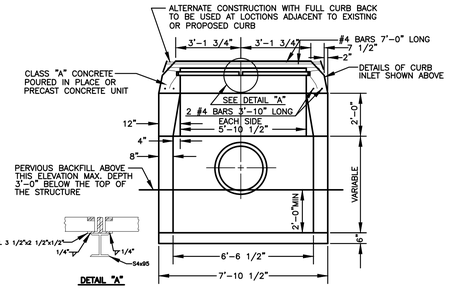
TYPE "C" CATCH BASIN DETAIL

NOT TO SCALE



PLAN

NOTE: WHEN CATCH BASIN IS SET IN CINCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT

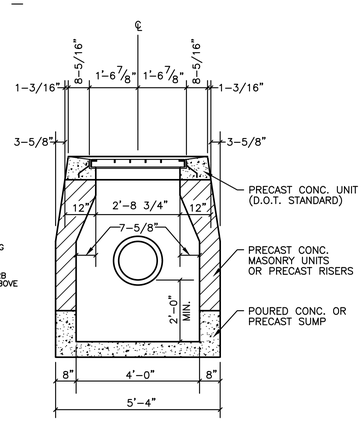


DETAIL "A"

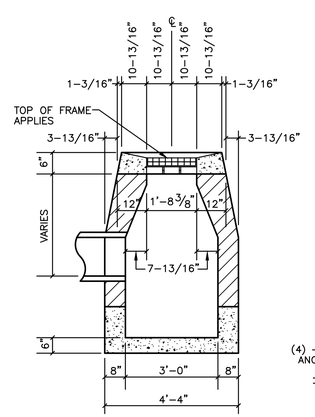
TYPE "C" CATCH BASIN DOUBLE GRATE-TYPE 2

DOUBLE CATCH BASIN - TYPE "C"

NOT TO SCALE



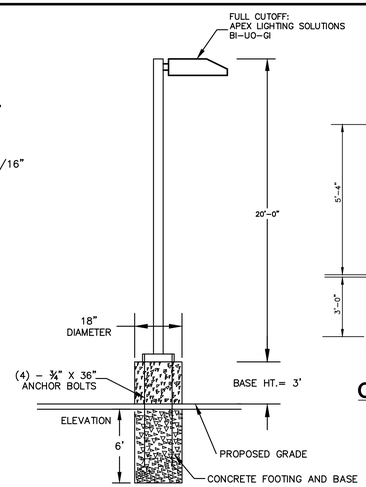
FRONT ELEVATION



SIDE ELEVATION

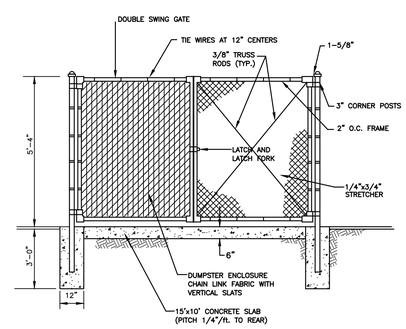
TYPE "C-L" CATCH BASIN

NOT TO SCALE



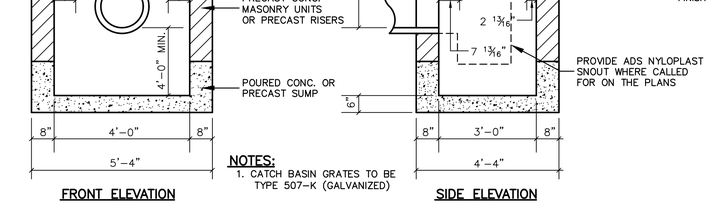
LIGHTING STANDARD

NOT TO SCALE



CHAIN LINK FENCE/DUMPSTER ENCLOSURE

NOT TO SCALE



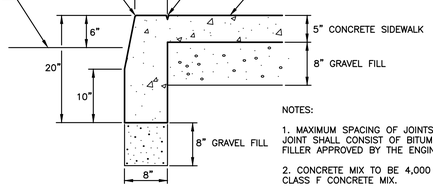
FRONT ELEVATION

NOTES:
1. CATCH BASIN GRATES TO BE TYPE 507-K (GALVANIZED)

SIDE ELEVATION

TYPE "C" CATCH BASIN W/SNOUT DETAIL

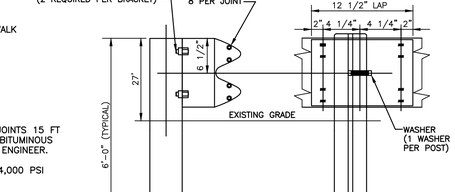
NOT TO SCALE



NOTES:
1. MAXIMUM SPACING OF JOINTS 15 FT JOINT SHALL CONSIST OF BITUMINOUS FILLER APPROVED BY THE ENGINEER.
2. CONCRETE MIX TO BE 4,000 PSI CLASS F CONCRETE MIX.

CONCRETE SIDEWALK WITH CURBING DETAIL (SINGLE POUR)

NOT TO SCALE



TYPICAL RAIL ELEMENT
CLASS A (12 GA.)

* AT THE OPTION OF THE CONTRACTOR

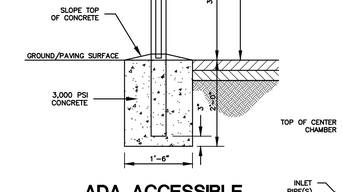
END
SYMMETRICAL ABOUT CENTER LINE FOR MEDIAN BARRIER INSTALLATION

FRONT

INSTALLATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF CT. D.O.T.

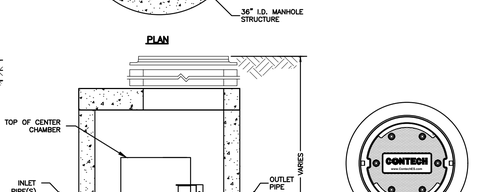
METAL BEAM RAIL

NOT TO SCALE



ADA ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



PLAN

ELEVATION A-A

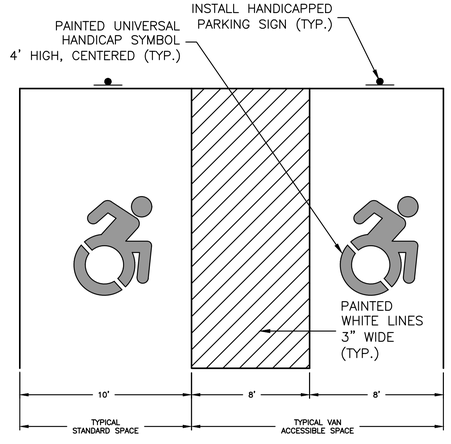
FRAME AND COVER
(DIAMETER VARIES)

NOTES:
1. CONTECH CASCADE CS-3 SHOWN.
2. SUBSTITUTE UNITS SHALL BE LISTED ON THE LATEST REVISION OF THE CONNDOT LIST OF APPROVED HYDRODYNAMIC SEPARATORS.
3. MINIMUM TREATED FLOW RATE (WQF) = 0.70 CFS
4. UNIT TO BE WATER TIGHT ALL JOINTS SHALL BE SEALED WITH BUTYL RUBBER MASTIC TYPE SEAL

NOTE:
PRIOR TO INSTALLATION OF THE HYDRODYNAMIC SEPARATOR, VERIFICATION FROM THE MANUFACTURER MUST BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE 2024 CT STORMWATER MANUAL FOR THIRD-PARTY PERFORMANCE VERIFICATION.

HYDRODYNAMIC SEPARATOR DETAIL (CONTECH CASCADE CS-3)

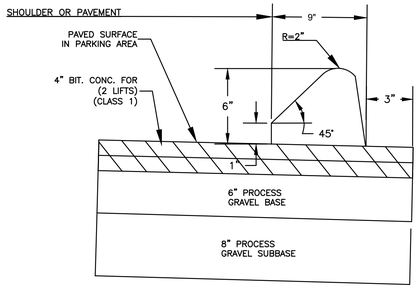
NOT TO SCALE



NOTE:
ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN ACCORDANCE WITH CGS 14-253az(h) AND THE 2018 PORTION OF THE STATE BUILDING CODE

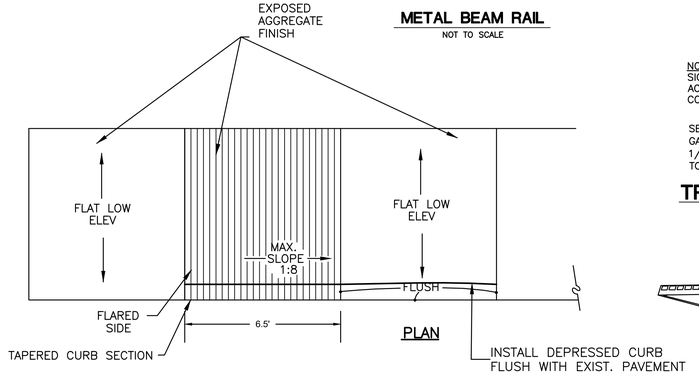
ADA ACCESSIBLE PARKING SPACE DETAIL

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT & LIP CURBING

NOT TO SCALE

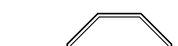


PLAN

NOTE:
ALL CONCRETE CURB RAMPS SHALL HAVE A EXPOSED AGGREGATE FINISH SURFACE TO PROVIDE A DETECTABLE WARNING TEXTURE AS REQUIRED BY SECTION 4.27 OF ANSI A117.1-1986.

ADA SIDEWALK RAMP DETAIL

NOT TO SCALE

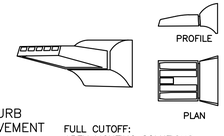


NOTE:
SIGNS TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

SECURE ALL SIGNS TO 1/2" DIA. GALVANIZED STEEL POST WITH (2) 1/4" DIA. GALVANIZED BOLTS (1 TOP, 1 BOTTOM) (TYP)

TRAFFIC SIGNAGE

NOT TO SCALE



FULL CUTOFF:
APEX LIGHTING SOLUTIONS
BO-UO-GP

WALLPACK

NOT TO SCALE

No.	DATE	REVISION
4	7/14/25	REVISED LIGHTING STANDARD
3	5/20/25	REVIEW COMMENTS
2	4/07/25	REVIEW COMMENTS
1	3/11/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC
317 Main Street Norwich, Connecticut
(860) 892-1380 Fax (860) 886-9165

MULTI-FAMILY DEVELOPMENT

465 SCHOOL ST
PUTNAM, CT

SITE DETAILS

Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 6

Y:\PROJECTS\71-Putnam Housing\Drawings\GSD-71 - 465 School St Putnam v11.dwg, 7/14/2025 3:42:21 PM

EROSION CONTROL & SEDIMENTATION NARRATIVE

1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF PUTNAM ZONING & WETLANDS OFFICER.
2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ZONING & WETLANDS OFFICER.
3. THE CONTRACTOR SHALL CONTACT THE ZONING & WETLANDS OFFICER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ZONING & WETLANDS OFFICER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
4. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
5. CONSTRUCT TEMPORARY SEDIMENT BASIN – EXCAVATE BOTTOM BASIN ELEV = 337.0.
6. CLEARING AND GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED AND STOCKPILED IN AN AREA AS SHOWN ON THE PLANS.
7. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
8. SIDE SLOPES SHALL BE GRADED TO ROUGH GRADE AS SHOWN ON THE PLANS
9. TOPSOIL SHALL BE RE–APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
10. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE–ESTABLISHED. APPROXIMATELY 4.08 ACRES WILL BE DISTURBED DURING DEVELOPMENT
11. CLEAN OUT SEDIMENT BASIN AND CONVERT THE TEMPORARY SEDIMENT BASIN TO PERMANENT STORMWATER BASIN. EXCAVATE BASIN DOWN TO ELEVATION 334 AND LINE WITH NORTH AMERICAN GREEN S–150 MATS ON BOTTOM & SIDE SLOPES OF BASIN, ON TOP OF 4" OF TOPSOIL. TOPSOIL TO BE THE FOLLOWING PERVIOUS TOPSOIL:

   CONNECTICUT STORMWATER QUALITY MANUAL:
   THE ENGINEERED BIORETENTION SOIL MEDIA SHOULD BE A HOMOGENEOUS SOIL MIX OF (BY VOLUME):
   - 60–85% SAND
   - 15–25% TOPSOIL
   - 3–8% ORGANIC MATTER

   ACCEPTABLE PARTICLE SIZE DISTRIBUTION OF FINAL BIORETENTION SOIL MIX

MEDIA TYPE	SIEVE #	SIZE (INCHES)	SIZE (MM)	% PASSING
COARSE SAND	4	0.187	4.76	100
MEDIUM SAND	10	0.079	2.00	95
FINE SAND	40	0.017	0.42	40–15
SILT	200	0.003	0.075	10–20
CLAY	<200	PAN	PAN	0–5

12. NOTE: A PERMEABILITY TEST IS REQUIRED AFTER FINAL CONVERSION OF THE TEMPORARY SEDIMENTATION BASIN TO THE PERMANENT WATER QUALITY BASIN BY EXCAVATING THE FINAL 3 FEET OF SOIL TO DETERMINE THE DESIGN INFILTRATION RATE OF 2.4 IN/HR
13. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
14. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS:
    - CROWN VETCH 15 LB's/AC
    - PERENNIAL RYEGRASS 10 LB's/AC
15. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

POLLUTION PREVENTION PLAN

1. POLLUTION PREVENTION TEAM
   THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
   PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEPT CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.
   A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
   B. DURING APRIL (AFTER SNOW MELT)
   NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.
2. MAINTENANCE AND INSPECTION
   A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
   B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS TWICE PER YEAR – IN THE FALL & SPRING.
   C. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT
3. STORMWATER BASIN
   A. CLEAN SEDIMENT AND DEBRIS FROM BASIN TWICE A YEAR, DURING APRIL AND OCTOBER.
4. SPILL OR ACCIDENTAL DISCHARGE
   COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
   CONTACT CONNECTICUT DEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424–3338 AND THE PUTNAM FIRST SELECTMAN
   IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
   A. STOP THE SOURCE OF THE SPILL
   B. CONTAIN THE SPILL
   C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
   D. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
5. BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON–CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE–ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE. OF THE DRAINAGE SYSTEM. THE OWNER IS: HOMES AT SCHOOL LLC, 305 BUTLERTOWN ROAD OAKDALE CT 06370, 860–235–2846 CELL
2. ALL CATCH BASINS, FOREBAYS, STORMWATER BASIN, SWALES, AND RIPRAP SPLASH PADS SHALL BE INSPECTED AND CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING; AND ALL SEDIMENTS ARE TO BE REMOVED AND INSPECTED FOR MAINTENANCE AND MAINTAINED IF NEEDED. A SCHEDULE IS PROVIDED BELOW
3. THE STORMWATER POND SHALL BE MOWED ONCE A YEAR (BOTTOMS & SIDES). SLOPES AT 3:1 CAN BE MOWED OR CUT WITH A WEED WACKER.
4. THE SWIRL TECHNOLOGY UNIT SHALL BE CLEANED 3 TIMES A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN, MID–WINTER (END OF JANUARY), AND IN THE SPRING; AND ALL SEDIMENTS ARE TO BE REMOVED AND INSPECTED FOR MAINTENANCE AND MAINTAINED IF NECESSARY.

THE OWNER WILL PREPARE A YEARLY INSPECTION REPORT FOR THE INLAND WETLANDS COMISSION.

TEST PITS

RECORDED BY MOLLY AHERN

TP 1
0–5" O/A TOPSOIL, MIXED BROWN SAPRIC ORGANIC MATERIAL AND BROWN FINE SANDY LOAM
5–21" BW SUBSOIL BROWN LOAMY SAND WITH STONES
21–121" GREY SAND WITH PEBBLES COBBLES AND BOULDERS
NO BEDROCK
NO MOTTLES
NO WATER

TP 2
0–6" A TOPSOIL BROWN FINE SANDY LOAM
6–27" BW SUBSOIL YELLOW BROWN FINE SANDY LOAM WITH STONES
27–111" SOMEWHAT DENSE GRAY SAND WITH STONES
BEDROCK OR BOULDER AT 111"
NO MOTTLES
NO WATER

TP 3
0–9" A TOPSOIL DARK BROWN FINE SANDY LOAM
9–54" BW SUBSOIL STRONG BROWN FINE SANDY LOAM
54–80" C LIGHT GRAY STONY FINE LOAMY SAND
NO BEDROCK
MOTTLES – 54"
NO WATER

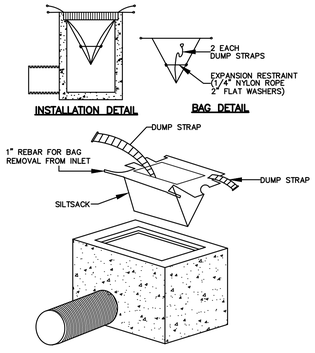
TP 4
0–15" A TOPSOIL DARK BROWN FINE SANDY LOAM
15–60" BW SUBSOIL STRONG BROWN FINE SANDY LOAM
60–82" C LIGHT GRAY STONY FINE LOAMY SAND
NO BEDROCK
NO MOTTLES
NO WATER

RECORDED BY ELLEN BARTLETT, PE, CPSWQ

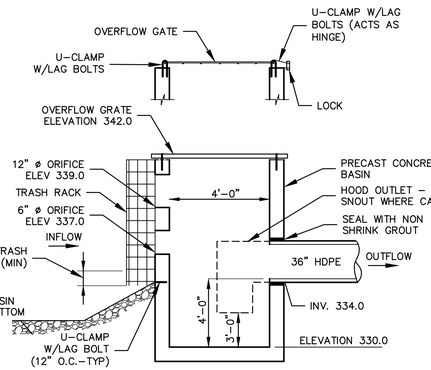
TP 5
0–10" TOPSOIL
10–30" BW SUBSOIL YELLOW BROWN FINE SANDY LOAM
30–172" GREY SAND WITH STONES
172–186" SANDY LOAM WITH MOSTLY STONES
NO BEDROCK
NO MOTTLES
WATER @ 180"

OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM SCHEDULE AND CHECKLIST

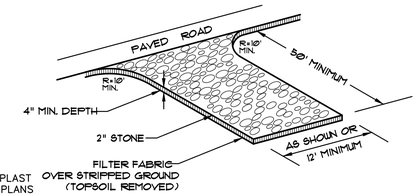
COMPONENT	INSPECTION FREQUENCY	INSPECTION TIMES	MAINTENANCE	NOTES
CATCH BASINS	BI-ANNUALLY	FALL (AFTER LEAF DROP) SPRING (APRIL)	CLEAN	
FOREBAY	BI-ANNUALLY	FALL (AFTER LEAF DROP) SPRING (APRIL)	CLEAN	CHECK FOR EROSION
OUTLET/SPLASH PAD	BI-ANNUALLY	FALL (AFTER LEAF DROP) SPRING (APRIL)	CLEAN	CHECK FOR EROSION
SWIRL UNIT	TRI-ANNUALLY	FALL (AFTER LEAF DROP) END OF JANUARY SPRING (APRIL)	CLEAN	
SWALE	BI-ANNUALLY	FALL (AFTER LEAF DROP) SPRING (APRIL)	CLEAN	CHECK FOR EROSION
STORMWATER BASIN	BI-ANNUALLY	FALL (AFTER LEAF DROP) SPRING (APRIL)	CLEAN	CHECK FOR EROSION
BASIN VEGETATION	ANNUALLY	SUMMER OR FALL	MOW AND CLEAN	



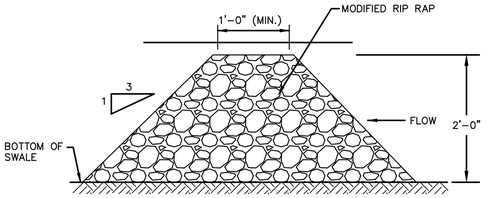
INLET SEDIMENT CONTROL DEVICE DETAIL
NOT TO SCALE



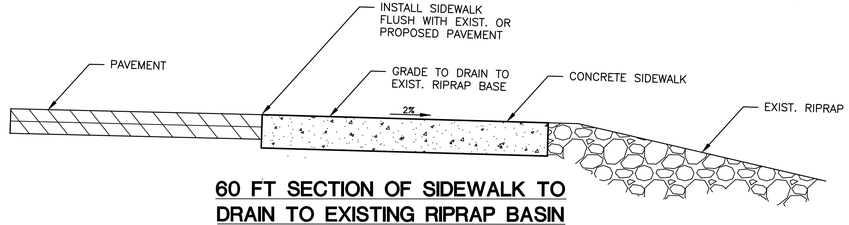
BASIN OUTLET
NOT TO SCALE



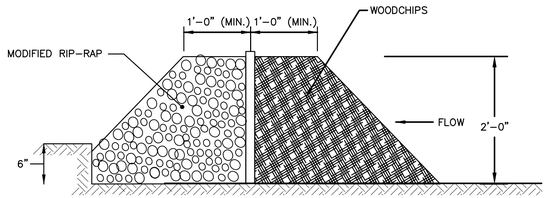
CONSTRUCTION ENTRANCE
NOT TO SCALE



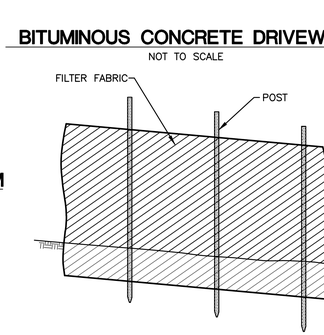
RIP–RAP CHECK DAM
NOT TO SCALE



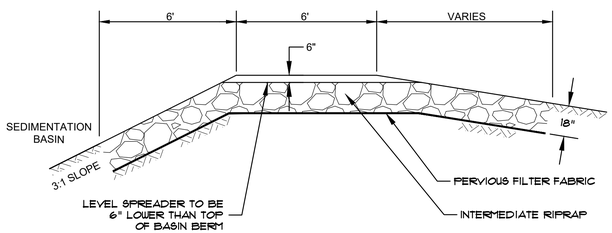
60 FT SECTION OF SIDEWALK TO DRAIN TO EXISTING RIPRAP BASIN
NOT TO SCALE



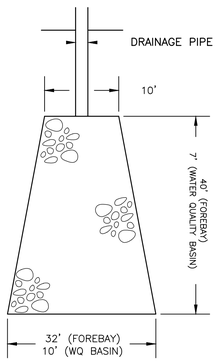
WOODCHIP BERM WITH SILT FENCE AND RIPRAP BERM
NOT TO SCALE



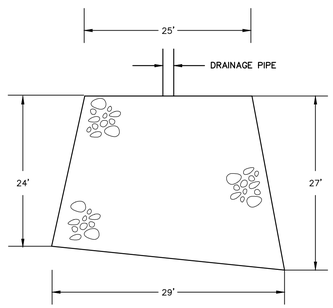
SILT FENCE DETAIL
NOT TO SCALE



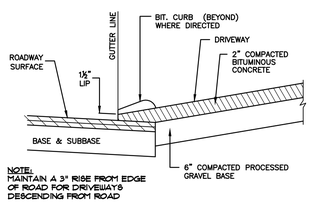
INTERMEDIATE RIP–RAP LEVEL SPREADER
NOT TO SCALE



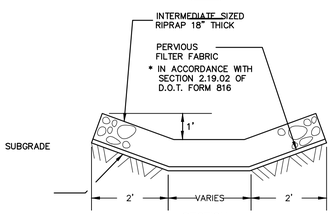
PLAN



PLAN

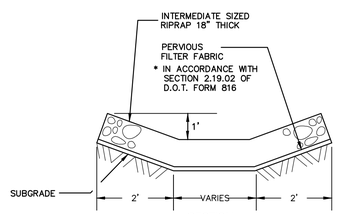


BITUMINOUS CONCRETE DRIVES
NOT TO SCALE



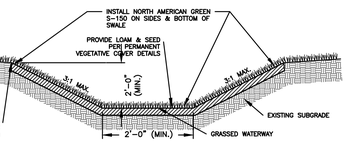
SECTION

RIP–RAP SPLASH PAD DETAIL (OUTLET INTO FOREBAY & WATER QUALITY BASIN)
NOT TO SCALE

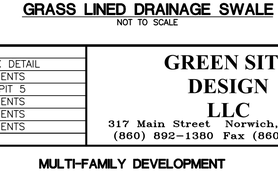


SECTION

RIP–RAP SPLASH PAD DETAIL (WATER QUALITY BASIN OUTLET)
NOT TO SCALE



GRASS LINED DRAINAGE SWALE
NOT TO SCALE



BITUMINOUS CONCRETE DRIVEWAY
NOT TO SCALE

No.	DATE	REVISION
6	7/14/25	ADDED SIDEWALK DETAIL
5	7/02/25	REVIEW COMMENTS
4	6/04/25	ADDED TEST PIT 5
3	5/20/25	REVIEW COMMENTS
2	4/07/25	REVIEW COMMENTS
1	3/11/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC
317 Main Street Norwich, Connecticut
(860) 892–1380 Fax (860) 886–9165

MULTI–FAMILY DEVELOPMENT

465 SCHOOL ST PUTNAM, CT

EROSION & SEDIMENT CONTROL DETAILS

Project No. GSD–71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 7

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LANDSCAPING PLANTING LIST (WETLAND BUFFER)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Bb	12	*Myrica pennsylvanica*	Bayberry	1 Gal.
Bc	12	*Aronia melanocarpa*	Black Chokeberry	1 Gal.
Rc	12	*Aronia arbutifolia*	Red Chokeberry	1 Gal.
Sf	12	*Comptonia peregrina*	Sweet Fern	1 Gal.
Pf	115	*Pinus strobus*	White Pine	4' Ht.
Pp	115	*Picea pungens*	Colorado Spruce	4' Ht.
Mp	28	*Myrica pensylvanica*	Northern Bayberry	2 Gal.
Di	28	*Diervilla ionicera*	Bush Honeysuckle	2 Gal.

NOTES:

1. SHRUBS TO BE PLANTED IN A SINGLE ROW 5 FEET UPSLOPE OF THE LIMITS OF CLEARING AS SHOWN ON THE LANDSCAPING PLAN.
2. SHRUBS TO BE PLANTED PER THE LANDSCAPING DETAIL.
3. SHRUBS TO BE PLANTED DURING THE SPRING OR FALL PLANTING SEASONS.
4. SHRUBS TO BE PLANTED IN ALTERNATING ORDER ON 10 FOOT CENTERS.

INSTALL NORTH AMERICAN GREEN S-150 ON ALL 2:1 SLOPES

Pp 115

10' O.C.

2' O.C.

ZONE HC

ZONE R-10

CONC. BLOCK RETAINING WALL WITH 4' CHAIN LINK FENCE (BLACK POLY-COATED)

Di 7

Mp 7

60 L.F. MODIFIED RIPRAP SWALE

VEGETATED SWALE

INTERMEDIATE RIPRAP SPLASH PAD

CATCH BASIN TYPE CL TF=319.96 15" RCP=316.1

1' SQ. DRAIN TF=321.67 3" PVC=320.9

SEWAGE MANHOLE TF=323.0 8" PVC INV=319.8 6" PVC INV=319.8

CATCH BASIN TYPE CL TF=318.79 15" RCP=314.6 15" RCP=313.0

HEADWALL 15" RCP INV=311.66'

SEWAGE MANHOLE TF=318.01 FLOWLINE=313.3

KNOLLWOOD LANE

DEWEY STREET

THOMPSON AVENUE

ZONE AE

Pf 115

3:1 SLOPE

CONC. BLOCK RETAINING WALL

INSTALL 6" OF TOPSOIL MIX (SEE SHEET 7)

LIMIT OF CLEARING (TYP)

INSTALL NORTH AMERICAN GREEN S-150 ON THE SIDES AND BOTTOM OF THE STORMWATER BASIN

25' SETBACK

ZONE R-10

ZONE HC

Bb 12

Bc 12

Rc 12

Sf 12

ZONE AE

ZONE R-40

ZONE HC

INSTALL NORTH AMERICAN GREEN S-150 ON ALL 2:1 SLOPES

ZONE R-10

ZONE R-40

CONC. BLOCK RETAINING WALL WITH 4' CHAIN LINK FENCE WITH BLACK POLY COATING

INSTALL NORTH AMERICAN GREEN S-150 ON ALL 2:1 SLOPES

SEEDING SCHEDULE

THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ONLY ON AREAS TO BE MAINTAINED AS LAWN:

KENTUCKY BLUE GRASS	20 LB's/AC
CREEPING RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC

SITE GRADING SEEDING

DISTURBED AREA MIX SEEDING

WETLAND MIX (NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES)

40' 0' 40' 80'

SCALE: 1"=40'

No.	DATE	REVISION
3	7/02/25	REVIEW COMMENTS
2	4/07/25	REVIEW COMMENTS
1	3/11/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

MULTI-FAMILY DEVELOPMENT

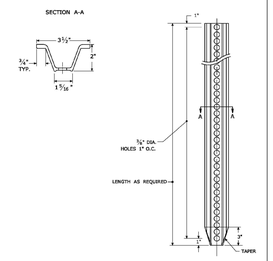
465 SCHOOL ST PUTNAM, CT

LANDSCAPE PLAN

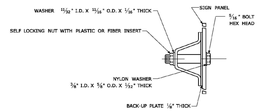
Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 8

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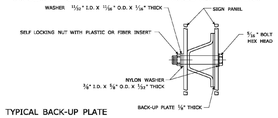
TYPICAL METAL SIGN POSTS



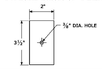
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT



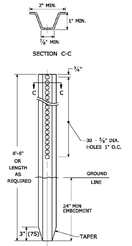
TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

METAL DELINEATOR POST

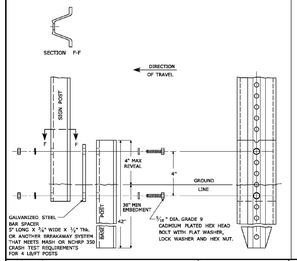
WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
6. ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. SIGN POSTS SHALL BE 4 LBS./FT.

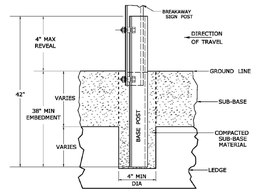
BREAKAWAY INSTALLATION
FOR 4 LBS./FT. POSTS



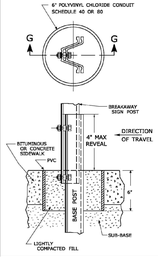
TYPICAL SIGN POST INSTALLATION IN LEDGE

LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38".

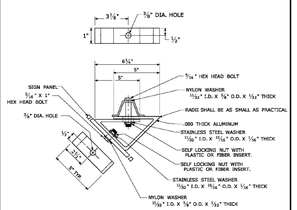
HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



TYPICAL SLEEVE FOR PAVED AREAS



45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	9-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS MADE BY THE DEPARTMENT AND IS NOT WARRANTED TO INDICATE THE CONDITIONS WHICH MAY BE ENCOUNTERED OR WORK WHICH WILL BE REQUIRED.

Plotted Date: 6/6/2017

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR 1208.02 May 2017 Revision.dgn Model: TR 1208.02

SUBMITTED BY: Mark T. Rolfe, P.E. 2017.06.07 07:51:28 -04'00'

Mary E. Salner, LLS 2017.06.13 10:26:14 -04'00'

APPROVED BY: Gregory M. Dorosh, P.E. 2017.06.15 09:27:39 -04'00'

CTDOT STANDARD SHEET

OFFICE OF ENGINEERING

STANDARD SHEET TITLE:

METAL SIGN POSTS AND SIGN MOUNTING DETAILS

GUIDE SHEET NO.: TR-1208_02

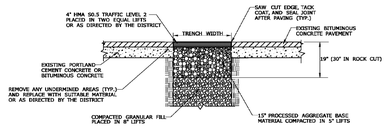
GENERAL NOTES:

1. LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT:
   A. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE SLAB CENTERLINE AND THE EDGE OF SLAB, REMOVE CONCRETE SLAB AND BITUMINOUS CONCRETE PAVEMENT TO THE EDGE OF ROAD. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE LONGITUDINAL JOINT AND THE SLAB CENTERLINE, REMOVE THE ENTIRE CONCRETE SLAB AND BITUMINOUS CONCRETE PAVEMENT TO THE EDGE OF ROAD. IN EITHER CASE REBUILD WITH THE FOLLOWING:
      a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
      b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"
2. TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT:

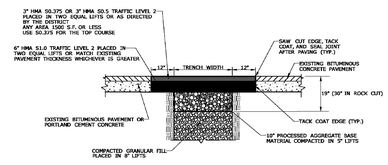
TABLE 1	
TOTAL SLAB LENGTH (L)	MIN. LENGTH REMAINING
60'-0" OR LONGER	1/4 L
15'-0" - 60'-0"	15'
15'-0" OR SHORTER	REBUILD TO NEAREST JOINT

   A. FOR TRANSVERSE TRENCHES, THE MINIMUM SLAB LENGTH AS SHOWN IN TABLE 1 SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IF THIS CRITERIA CANNOT BE MET, THE EXISTING SLAB AREA FROM THE TRENCH EDGE TO THE NEAREST TRANSVERSE JOINT SHALL BE REMOVED AND REBUILT AS FOLLOWS:
      a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
      b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"

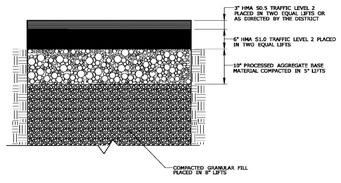
TEMPORARY PAVEMENT REPAIR FOR TRENCH THROUGH OVERLAID PORTLAND CEMENT CONCRETE OR BITUMINOUS CONCRETE PAVEMENT



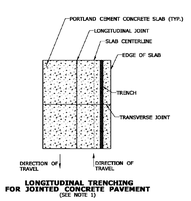
PERMANENT PAVEMENT REPAIR WITHOUT MILLING - THROUGH PORTLAND CEMENT CONCRETE OR BITUMINOUS CONCRETE PAVEMENT



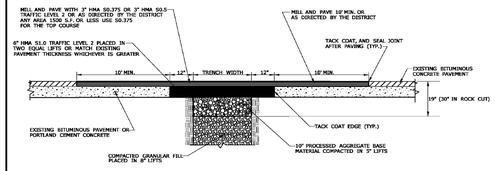
ROADWAY PROFILE



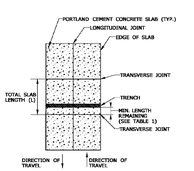
LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT
(SEE NOTE 1)



PERMANENT PAVEMENT REPAIR WITH MILLING



TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT
(SEE NOTE 2)



DRAWN:	MS
CHECKED BY	EL
	NO SCALE

HIGHWAY OPERATIONS

OFFICE OF MAINTENANCE OPERATIONS
SPECIAL SERVICES AND PLANNING

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

DRAWING TITLE:

ENCROACHMENT PERMIT - PAVEMENT REPAIR

No.	DATE	REVISION

GREEN SITE DESIGN LLC
317 Main Street Norwich, Connecticut
(860) 892-1380 Fax (860) 886-9165

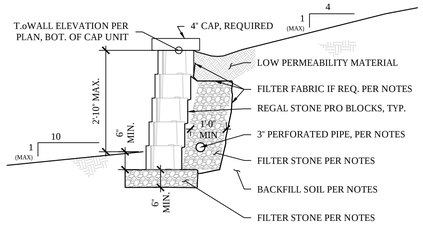
MULTI-FAMILY DEVELOPMENT

465 SCHOOL ST PUTNAM, CT

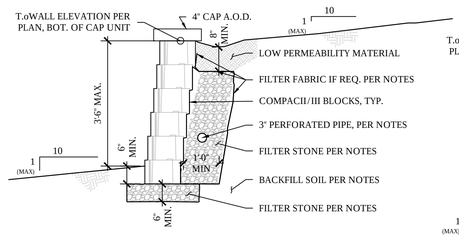
CT DOT DETAILS

Project No. GSD-71
Proj. Engineer E.M.B.
Date: 7/31/24
Sheet No. 9

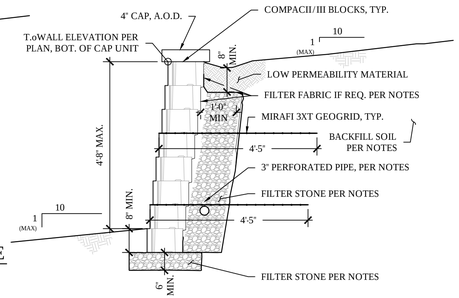
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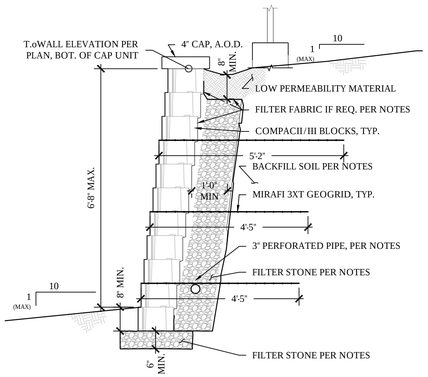
8/10 MAX. HT. GRAVITY RET. WALL: 1 on 4 SLOPE
SCALE: 1/2" = 1'-0"



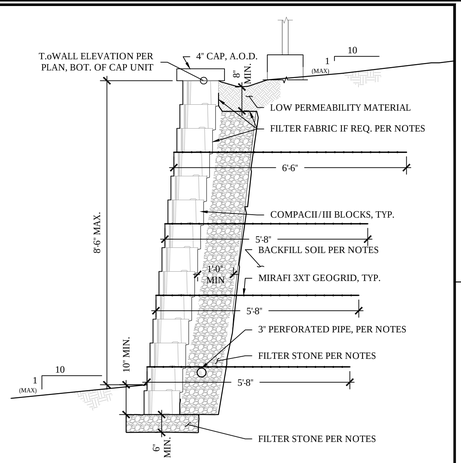
7/10 MAX. HT. GRAVITY RET. WALL: 1 on 10 SLOPE
SCALE: 1/2" = 1'-0"



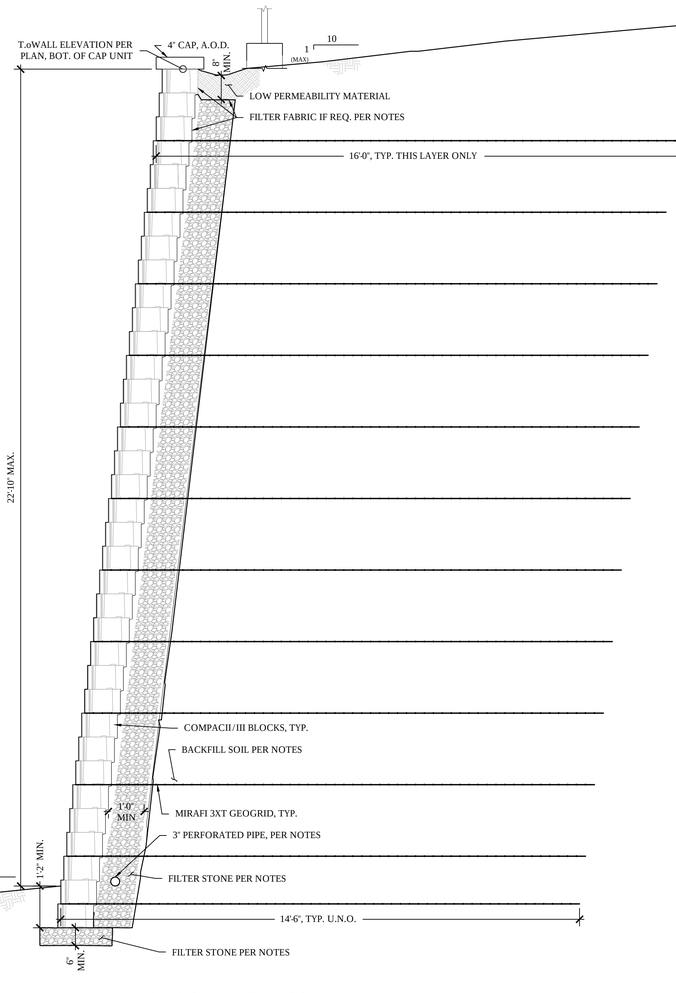
6/10 MSE RET. WALL: 3'-6" TO 4'-8"
SCALE: 1/2" = 1'-0"



5/10 MSE RET. WALL: 4'-8" TO 6'-8"
SCALE: 1/2" = 1'-0"



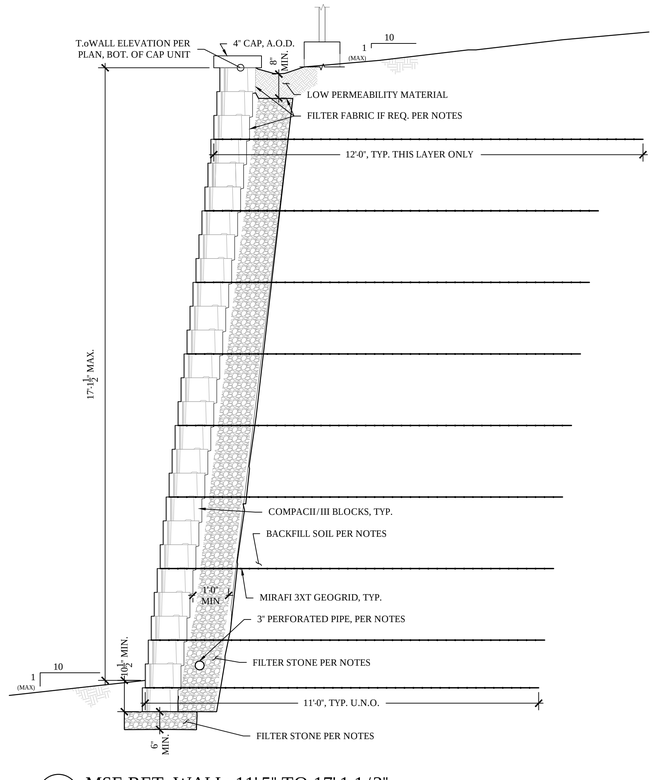
4/10 MSE RET. WALL: 6'-8" TO 8'-6"
SCALE: 1/2" = 1'-0"



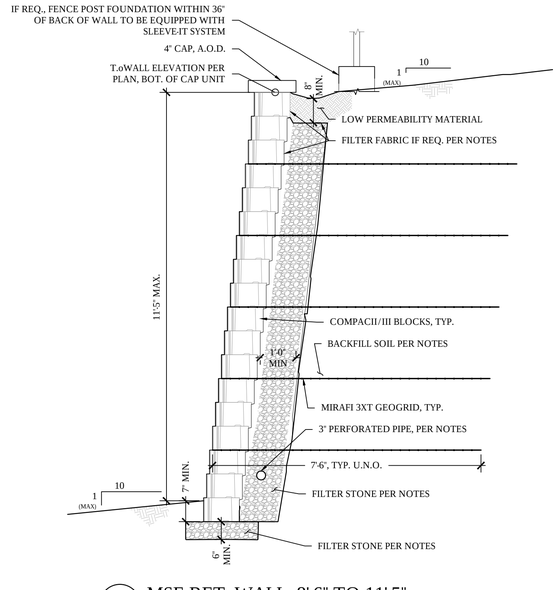
1/10 MSE RET. WALL: 17'-1 1/2" TO 22'-10"
SCALE: 1/2" = 1'-0"

SHEET NOTES

1. SEE DETAIL 7/10 FOR FENCE CONSTRUCTION NOTE.
2. SEE SHEET 11 FOR ADDITIONAL NOTES



2/10 MSE RET. WALL: 11'-5" TO 17'-1 1/2"
SCALE: 1/2" = 1'-0"



3/10 MSE RET. WALL: 8'-6" TO 11'-5"
SCALE: 1/2" = 1'-0"

CLA

REVISION
DATE
NUMBER

MULTI-FAMILY DEVELOPMENT
486 SCHOOL STREET
PUTNAM, CT

WALL SECTIONS

Green Site Design LLC
Civil • Structural • Survey
MBE / WBE
317 Main Street • Norwich, CT 06360
860-892-1380 • ebartlett@greensitedesignllc.com

GSD PROJECT NO. 71
PROJ. ENGINEER ADB
DATE: 2025-07-07
SHEET NO. (OF 2 SHEETS) 10

GENERAL STRUCTURAL NOTES

G1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, AS AMENDED FOR THE 2022 CONNECTICUT BUILDING CODE.

G2. THE OWNER/CONTRACTOR SHALL SUBMIT 2 COPIES MINIMUM OF SHOP DRAWINGS FOR ALL COMPONENTS OF THE PRIMARY STRUCTURAL SYSTEM FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD. THE OWNER/CONTRACTOR SHALL ALLOW A MINIMUM OF TWO (2) WEEKS FOR THE REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.

G3. THE GENERAL CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION AND SAFETY ON THE JOB SITE.

G4. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SHOWN FOR REFERENCE ONLY CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, ELEVATIONS, etc. PRIOR TO THE START OF CONSTRUCTION OR THE FABRICATION OF BUILDING COMPONENTS.

G5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND ANY OTHER RELEVANT DRAWINGS.

G6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

G7. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.

G8. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY AND SOIL INFORMATION.

FOUNDATION / SOILS

F1. FOUNDATION ELEMENTS SHALL BE DESIGNED FOR THE FOLLOWING ALLOWABLE BEARING CAPACITY: ALLOWABLE SOIL BEARING PRESSURE = 3000PSF

F2. THE BASE MAY FALL IN BEDROCK. WHERE BLASTING IS NECESSARY, THE BEDROCK SHOULD BE BLASTED TO A DEPTH OF AT LEAST 2 FEET BELOW THE BASE COURSE AND GEO-GRID. INITIAL LIFTS OVER BLASTED STONE SHALL BE COMPACTED WITH A VIBRATORY ROLLER TO FILL THE FRACTURES IN THE ROCK AND TO PROVIDE A UNIFORMLY STIFF SURFACE TO RECEIVE STRUCUTRES. LOOSE BLASTED ROCK (OVER-BLAST) SHOULD BE REMOVED AND REPLACED WITH ACCEPTABLE STRUCTURAL FILL AND PROOF ROLLED. A PRECONDITION BLAST SURVEY SHALL BE MADE FOR ANY PROPERTIES THAT MAY BE AFFECTED BY BLASTING.

F6. ALL FOOTINGS SHALL BE BELOW UNSUITABLE EXISTING FILLS AND ORGANIC MATERIALS.

F7. ALL EXCAVATION WORK SHALL CONFORM TO OSHA 29CFR 1926 SUBPART P-EXCAVATIONS.

F8. ESTIMATED ELEVATIONS OF BOTTOM OF WALLS ARE AS SHOWN ON RETAINING WALL PLANS AND ARE APPROXIMATE. THESE ELEVATIONS SHALL BE ADJUSTED TO ACTUAL LEVELS OF APPROVED BEARING STRATA FOUND UPON EXCAVATION. ANY UNUSUAL CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER.

F9. DO NOT BACKFILL FOUNDATION UNTIL FIRST FLOOR DECK IS INSTALLED OR UNTIL ADEQUATE TEMPORARY SHORES ARE INSTALLED.

F10. VAPOR BARRIER SHALL BE POLYOLEFIN HAVING A MINIMUM THICKNESS OF 10 MILS (.010), FREE OF PINHOLES AND OTHER BLEMISHES, AND ALL JOINTS SHALL BE LAPPED 12" AND TAPED.

MODULAR RETAINING WALLS

R1. ALL WALL CONSTRUCTION IS TO BE DOCUMENTED IN ORDER TO PROVE CONFORMANCE TO THESE CONSTRUCTION DOCUMENTS, PARTICULARLY THE LENGTH OF GEO-GRID, PROPER COMPACTION OF SOILS AND THE PRESENCE OF DRAINAGE MATERIALS. COORDINATING THIS DOCUMENTATION IS THE RESPONSIBILITY OF THE CONTRACTOR. IT IS OUR RECOMMENDATION THAT THE GRID LENGTH BE VERIFIED BY THE INSPECTING AGENCY DURING FIELD DENSITY TESTING OF SOILS. IN ADDITION TO DOCUMENTATION BY THIRD PARTY INSPECTION, ALL ELEMENTS OF THE WALL SYSTEM SHOULD BE THOROUGHLY PHOTOGRAPHED FOR DOCUMENTATION.

R2. CONCRETE USED FOR WALL UNITS SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3 K.S.I. WALL UNITS SHALL COMPLY WITH MANUFACTURER's SPECIFICATIONS, ASTM C-94 AND ACI-301-99, HAVE 4 1/2% - 7 1/2% ENTRAINED AIR, 3"-5" SLUMP, AND MUST BE PLACED AT A MINIMUM OF 50°F.

R3. WALL CONSTRUCTION SHALL FULLY COMPLY WITH MANUFACTURER's STANDARD SPECIFICATIONS.

R4. ALL REQUIRED UNDERDRAINS SHALL BE PERFORATED, 4" DIAMETER AND SHALL MEET THE REQUIREMENTS OF AASHTO M252 AND/OR ASTM F949. ALL DRAINS ARE TO PITCH A MINIMUM OF 1/8" PER FOOT. UNDERDRAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DRAINS NOT SPECIFIED TO TIE INTO THE SITE DRAINAGE SHALL DRAIN TO DAYLIGHT.

R5. RETAINED SOIL SHALL BE DETERMINED TO MEET OR EXCEED THE REQUIREMENTS BELOW IN THE ABSENCE OF A GEOTECHNICAL ENGINEERING STUDY. IF A GEOTECHNICAL STUDY IS PERFORMED, THE GEOTECHNICAL ENGINEER MUST VERIFY THE SOIL IN THE AREA AS MEETING THE REQUIREMENTS BELOW. SOILS NOT MEETING THESE REQUIREMENTS SHALL BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOILS. THE UNDERLYING SOILS SHALL BE INVESTIGATED FOR THE PRESENCE OF WEAK SOILS, LOOSE SOILS, OR LOAMS TO A DEPTH OF 1.5 TIMES THE HEIGHT OF THE RETAINING WALL. IF WEAK SOILS ARE PRESENT, THEY SHALL BE EXCAVATED AND REPLACED WITH ACCEPTABLE SOILS.

ONCE THE BASE COURSE ELEVATION IS ACHIEVED, THE AREA IS TO BE PROOF COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT PRIOR TO PLACING THE LEVELING PAD. FREE DRAINING BACKFILL SOIL SHALL BE CRUSHED STONE PLACED DIRECTLY BEHIND WALL FOR THE DEPTHS SPECIFIED ON PLANS (1'-0" MIN.) AND SHALL EXTEND VERTICALLY FROM LEVELING PAD TO BETWEEN 0" & 4" BELOW TOP OF WALL. EXPOSED DRAINAGE STONE SHALL BE PROTECTED FROM FINE SOIL MIGRATION THROUGHOUT CONSTRUCTION. THE LEVELING PAD AND DRAINAGE STONE BEHIND THE WALL ARE TO BE FILTER STONE, WHICH SHALL BE WASHED, CRUSHED STONE (FREE OF DEBRIS, ORGANICS AND VOIDS) MEETING THE FOLLOWING GRADATION REQUIREMENTS:

Sieve Size	% Passing
6"	100
3½"	80 - 100
1 ½"	50 - 100
¾"	30 - 100
½"	20 - 60
#10	15 - 45
#40	10 - 25
#100	0 - 15
#200	0 - 6

NOTE: MATERIAL MEETING CT-DOT M.02.05 WILL BE LIKELY BE ACCEPTED; WASHED CRUSHED STONE WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED IF APPROVED IN WRITING; PREFABRICATED SYSTEMS SUCH AS J-DRAIN MAY BE SUBSTITUTED IF APPROVED IN WRITING. APPROVALS MAY BE CONTINGENT ON INSPECTION.

BACKFILL SOIL BEYOND DRAINAGE ZONE SHALL BE CLEAN "BANK RUN GRAVEL" (USCS SW OR SW/SM) WITH NO MORE THAN 10% PASSING THE #200 SIEVE AND SHALL MEET OR EXCEED THE REQUIREMENTS HEREIN. ORGANIC AND FROST SUSCEPTIBLE SOILS ARE NOT PERMITTED WITHIN A MIN. DISTANCE BEHIND THE WALL EQUAL TO THE HEIGHT OF THE WALL. EXECUTE TEST PITS AS REQUIRED TO VERIFY.

R6. ALL DRAINAGE AND FOUNDATION SOIL SHALL BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY, AS DETERMINED BY ASTM D1557 (3-POINT CURVE ACCEPTABLE), USING HAND-OPERATED PLATE COMPACTION EQUIPMENT. BACKFILL SOIL BEYOND CONSOLIDATION ZONE SHALL ALSO BE COMPACTED TO 95%. CONTRACTOR SHALL ENSURE THAT FOUNDATION SOIL IS CAPABLE OF SUPPORTING A MIN. OF 3 K.S.F..

R7. THE FOLLOWING SOIL PROPERTIES WERE USED IN THE DESIGN AND ARE TO BE MET:

	SOIL WEIGHT (PCF)	MINIMUM FRICTION ANGLE (DEG)
BACKFILL/INFILL SOIL*	135 MAX.	34
RETAINED SOIL	135 MAX.	34
FOUNDATION SOIL	125 MIN.	30
LEVELING PAD	125 MIN.	40
FREE DRAINING BACKFILL	130 MAX.	40

*BACKFILL SOIL IS DEFINED AS ALL SOIL PLACED IN LIFT BEHIND THE WALL, EXCEPTING THE FREE DRAINING BACKFILL; INFILL SOIL IS DEFINED AS THE SOIL PLACED WITHIN THE VOIDS OF THE BLOCK UNITS.

R8. ENSURE THAT THE FIRST COURSE OF WALL UNITS IS IN FULL CONTACT WITH THE LEVELING PAD. INSTALL NEXT COURSE OF UNITS SUCH THAT THE VERTICAL GAPS ARE STAGGERED BETWEEN ADJACENT COURSES. GAPS SHALL BE FILLED WITH FREE DRAINING GRAVEL PRIOR TO STARTING THE NEXT COURSE.

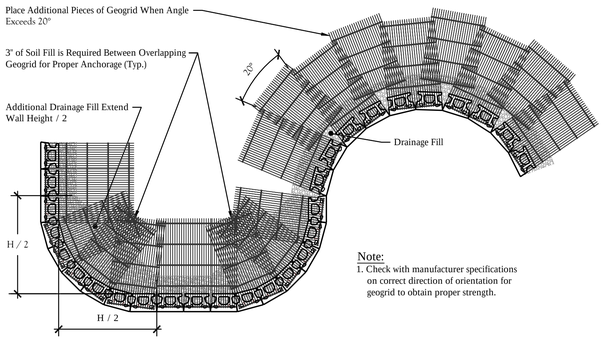
R9. CONTRACTOR AND ENGINEER-OF-RECORD SHALL APPROVE/PROVIDE ALL ELEVATIONS AND INVERTS IN THESE PLANS PRIOR TO ORDERING MATERIAL.

R10. BLOCKS SHALL BE SET BACK WHEN STEPPING UP AND SET FORWARD WHEN STEPPING DOWN. WALL ANGLES SHALL BE SLIGHTLY ADJUSTED TO ACCOMMODATE PROPERTY LINES AND OBSTRUCTIONS.

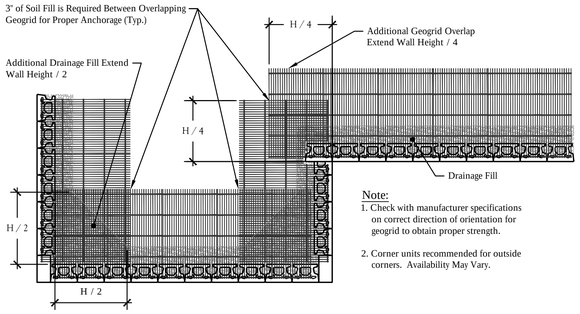
R11. GEO-GRID SHALL BE INSTALLED WITH THE MACHINE (STRONG) DIRECTION PERPENDICULAR TO THE WALL. GEO-GRID SUBSTITUTION IS NOT ALLOWED WITHOUT THE EXPRESS WRITTEN, SIGNED CONSENT OF THE DESIGN ENGINEER.

ABBREVIATIONS LEGEND

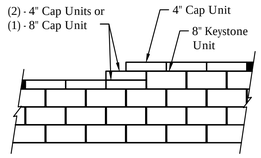
AISC =	Am. Inst. of Steel Construction	LAT. =	LATERAL
A.O.D. =	AT OWNER's DISCRETION	LONG. =	LONGITUDINAL
AoR =	ARCHITECT OF RECORD	ld =	DEVELOPMENT LENGTH
ARCH. =	ARCHITECTURAL	MAX. =	MAXIMUM
BLDG. =	BUILDING	MECH. =	MECHANICAL
BTWN. =	BETWEEN	MIN. =	MINIMUM
℄ =	CENTER LINE	MFR. =	MANUFACTURER
CF = CFMF =	COLD FORM (METAL FRAMING)	NTS =	NOT TO SCALE
CLR. =	CLEAR	O.C. =	ON CENTER
COORD.=	COORDINATE	O.D. =	OUTER DIAMETER
CONC. =	CONCRETE	O.H. =	OPPOSITE HAND
CONN. =	CONNECT	PROJ. =	PROJECTION
CONT. =	CONTINUOUS	PSF =	POUNDS PER SQ. FT.
DBL. = (2) =	DOUBLE	PSI =	POUNDS PER SQ. IN.
DEG. = ° =	DEGREES	PT =	PRESSURE TREATED
DIA. = ⌀ =	DIAMETER	℄ =	PLATE
DNS =	DO NOT SCALE	REINF. =	REINFORCEMENT
DWG. =	DRAWING	R.O. =	ROUGH OPENING
DWL. =	DOWEL	REQ. =	REQUIRED
EA. =	EACH	SIM. =	SIMILAR
EoR =	ENGINEER OF RECORD	SQ. =	SQUARE
ELEV. =	ELEVATION	STD. =	STANDARD
EMBED. =	EMBEDMENT	STL. =	STEEL
EPS =	EXPAND. POLYSTYRENE	STR. =	STRUCTURAL
EQ. =	EQUAL	T.B.D =	TO BE DEMOLISHED
EXIST. =	EXISTING	T.B.R =	TO BE REMOVED
EXT. =	EXTERIOR	T.o.C. =	TOP OF CONCRETE ELEV.
f'c =	CONC. COMPRESSIVE STRENGTH	T.o.℄ =	TOP OF PLATE ELEV.
FIN. =	FINISH	T.o.S. =	TOP OF STEEL ELEV.
FT. =	FOOT OR FEET	T.o.t.N. =	TURN OF THE NUT METHOD
FTG. =	FOOTING	T/ WALL =	TOP OF WALL ELEV.
GA. = ga. =	GAUGE (THICKNESS)	T/ SHELF =	TOP OF SHELF ELEV.
GWB =	GYPSUM WALLBOARD	T/ FTG. =	TOP OF FOOTING ELEV.
H.D.G. =	HOT DIPPED GALVANIZED	THR. =	THREADED
HORIZ. =	HORIZONTAL	TYP. =	TYPICAL
IBC =	INTERNATIONAL BLDG. CODE	SQ. FT. =	SQUARE FEET
IRC =	INTERNATIONAL RES. CODE	U.N.O.= U.O.N. =	UNLESS NOTED OTHERWISE
I.D. =	INNER DIAMETER	VERT. =	VERTICAL
IN. =	INCH	V.I.F. =	VERIFY IN FIELD
INT. =	INTERIOR	w/ =	WITH
K = KIP =	1,000 POUNDS	WF =	WIDE FLANGE
L.L.H. =	LONG LEG HORIZONTAL	W.W.F. =	WELDED WIRE FABRIC
L.L.V. =	LONG LEG VERTICAL	XPS =	EXTRUD. POLYSTYRENE



Geogrid Installation on Curves

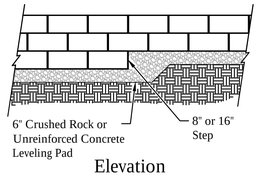


Geogrid Installation at Corners



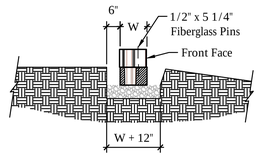
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



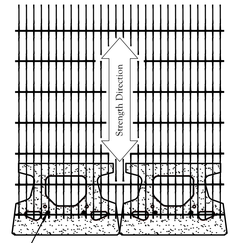
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



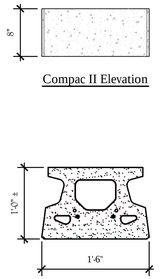
Section

Leveling Pad Detail



Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection

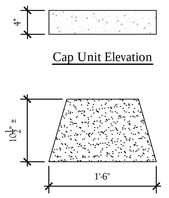


Compac II Elevation

Compac II Plan

Compac II Unit

✱ Dimensions May Vary by Region

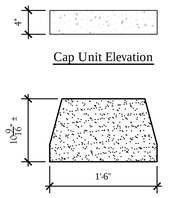


Cap Unit Elevation

Cap Unit Plan

Universal Cap Unit Option

✱ Dimensions & Availability Will Vary by Region



Cap Unit Elevation

Cap Unit Plan

Straight Split Cap Unit Option

✱ Dimensions & Availability Will Vary by Region

REVISION

DATE

NUMBER

MULTI-FAMILY DEVELOPMENT
486 SCHOOL STREET
PUTNAM, CT

COMPACii/iii DETAILS

Green Site Design LLC
Civil • Structural • Survey
MBE / WBE
317 Main Street • Norwich, CT 06360
860-892-1380 • ebartlett@greensitedesignllc.com

GSD PROJECT NO. 71
PROJ. ENGINEER ADB
DATE: 2025-07-07
SHEET NO. (OF 2 SHEETS) 11

CLA

TOWN OF PUTNAM
ZONING COMMISSION

Check One:

_____ Application for Special Permit of Exception
__X__ Application for Amendment to Regulation
_____ Application for Zone Change
_____ Application for Zoning Permit
_____ Other, _____

Docket No. 2025-10
Date July 16, 2025
Fee: _____
Amount - Check No.

1.) Name of Applicant: Town of Putnam
Address, Telephone No., & Email Address 200 School St
860-202-4127 ext. 114 Bruce.Fitzback@putnamct.us

2.) Owner of Land Town of Putnam
Address, Telephone No., & Email Address Same as above

3.) Location of Property Putnam Downtown District Zone PD
Street Address
Assessor's Map No. N/A 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.

Proposed Text Amendment of the Town of Putnam Zoning Regulations,
Article III Districts and Uses, Section 304 - Schedule of Uses and Districts,
Table III-1 - Schedule of Uses and Districts:
Lodging, Dining, and Conference/Banquet
Definition of Hotel to be amended to:
Hotel - with facilities and services for hotel room guests, options: public dining facilities, lounge, bar, and event facilities
This use would be allowed in districts: Highway Commercial, General Commercial, Putnam Downtown, and Industrial Heritage Overlay District Regulation by Special Permit

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.

Bruce Fitzback 7-16-25
Signature of Applicant Date

Date Accepted _____
Date Rejected _____

_____
Signature of Chairperson Date

Business Services (continued)	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Consumer service establishments, for example, upholsterer, lawnmower or appliance repairman, or small tool and equipment rental shop	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Trade services, for example, machine shop, welding shop, plumbing, electrical or carpentry shop or similar service	N	N	N	N	N	S	S	N	N	N	P	N	N	S
Auto body or paint shop, provided that all work is carried out inside the building	N	N	N	N	N	S	S	N	N	N	S	N	N	N
Heavy Truck and Tractor Trailer service and repair, exclusive of bodywork and painting	N	N	N	N	N	S	S	N	N	N	P	N	N	N
Lodging, Dining and Conference/Banquet	**AG2**	**R40**	**R20**	**R10**	**R7**	**HC**	**GC**	**NC**	**PD**	**M/OD**	**I**	**P**	**WWTF**	**IHOD**
Brewpub	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Café – up to 24 persons and no alcohol	N	N	N	N	N	P	P	P	P	S	N	N	N	S
Catering Service, Caterer	N	N	N	N	N	P	P	P	P	N	P	N	N	S
Confectionary or Ice Cream Shop	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Conference Center	N	N	N	N	N	S	S	N	N	S	N	N	N	S
Conference/hotel center	N	N	N	N	N	S	S	N	N	N	N	N	N	S
Drive-In Restaurant	N	N	N	N	N	P	P	N	N	N	N	N	N	N
Hotel – no conference center, with facilities and services for hotel room guests only	N	N	N	N	N	S	S	N	N	N	N	N	N	S
Motel/hotel, with a conference space on lots containing five or more acres	N	N	N	N	N	N	N	N	N	N	S	N	N	N
Restaurant, Fast Food – with Drive-Up Window	N	N	N	N	N	P	S	S	N	N	N	N	N	N
Restaurant, Fast Food – without Drive-Up Window	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Restaurant – with Outdoor Dining	N	N	N	N	N	S	S	N	S	N	N	N	N	S
Restaurant – without Outdoor Dining	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Tavern, Bar or Lounge	N	N	N	N	N	S	P	S	P	N	N	N	N	S
Retail	**AG2**	**R40**	**R20**	**R10**	**R7**	**HC**	**GC**	**NC**	**PD**	**M/OD**	**I**	**P**	**WWTF**	**IHOD**
Antiques and Collectables Sales	S	N	N	N	N	P	P	P	P	N	N	N	N	S
Appliance Sales *Less than 10,000 square feet in area	N	N	N	N	N	P	P	P*	P*	N	N	N	N	S
Automotive Sales (New and Used)	N	N	N	N	N	P	P	N	N	N	N	N	N	N
Automobile Accessory Dealers – No Service	N	N	N	N	N	P	P	N	N	N	N	N	N	S
Book Stores and Stationary Stores	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Building Materials and Home Goods Stores **Less than 2,500 square feet in area	N	N	N	N	N	P	P	P**	P**	N	N	N	N	S

Proposed Text Amendment

Zoning Regulations (Amended through July 13, 2024

Putnam Downtown District (PD) – The Putnam Downtown District is established to preserve the traditional focal point in the community for cultural, civic and commercial activities; to promote pedestrian friendly development; and to aid in the preservation and restoration of its architectural assets while providing for an environment that fosters economic growth and diversity.

HOTELS

Lodging, Dining and Conference/Banquet	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Brewpub	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Café – up to 24 persons and no alcohol	N	N	N	N	N	P	P	P	P	S	N	N	N	S
Catering Service, Caterer	N	N	N	N	N	P	P	P	P	N	P	N	N	S
Confectionary or Ice Cream Shop	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Conference Center	N	N	N	N	N	S	S	N	N	S	N	N	N	S
Conference/hotel center	N	N	N	N	N	S	S	N	N	N	N	N	N	S
Drive-In Restaurant	N	N	N	N	N	P	P	N	N	N	N	N	N	N
Hotel –with facilities and services for hotel room guests, options: public dining facilities, lounge, bar, event facilities	N	N	N	N	N	S	S	N	S	N	N	N	N	S
Motel/hotel, with a conference space on lots containing five or more acres	N	N	N	N	N	N	N	N	N	N	S	N	N	N
Restaurant, Fast Food – with Drive-Up Window	N	N	N	N	N	P	S	S	N	N	N	N	N	N
Restaurant, Fast Food – without Drive-Up Window	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Restaurant – with Outdoor Dining	N	N	N	N	N	S	S	N	S	N	N	N	N	S
Restaurant – without Outdoor Dining	N	N	N	N	N	P	P	P	P	N	N	N	N	S
Tavern, Bar or Lounge	N	N	N	N	N	S	P	S	P	N	N	N	N	S
Retail	**AG2**	**R40**	**R20**	**R10**	**R7**	**HC**	**GC**	**NC**	**PD**	**M/OD**	**I**	**P**	**WWTF**	**IHOD**

Proposed text amendment is in red

TOWN OF PUTNAM
ZONING COMMISSION

Check One:

_X_ **Application for Special Permit of Exception**
_____ **Application for Amendment to Regulation**
_____ **Application for Zone Change**
_____ **Other,** _____

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

1.) **Name of Applicant:** Jackson Consulting, LLC
Address, Telephone No., & Email Address 150 Quincy Avenue, Marshfield, MA 02050
ndjackson28@gmail.com

2.) **Owner of Land** 53 Prospect Street, LLC
Address, Telephone No., & Email Address PO Box 191, Plainfield, CT 06374
rrovero@engconst.com

3.) **Location of Property** 33, 59 & 67 Prospect Street **Zone** R-10
Street Address
Assessor's Map No. 16 **Lot No.** 32/35/48

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.**
Special permit per Section 304 - Table 3-1 for multi-family in an R-10 zone.
Attached proposed site plan and supporting information for 2 building - 24 unit multi-family development.

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.

_____ 7/15/25
Signature of Applicant **Date**

Date Accepted _____
Date Rejected _____

_____
Signature of Chairperson **Date**

CLA Engineers, Inc.
Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 15, 2025

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

RE: Special Permit Criteria Statement
33, 59, & 67 Prospect Street
CLA-8010

Dear Bruce,

An application is being submitted by Jackson Consulting, LLC for a special permit proposing a Multi-family Development, located at the above referenced addresses. The property is zoned R-10, which allows Multi-family Residential Developments, with approval of a Special Permit.

The following information is provided in accordance with Section 114.F.1 – Criteria for evaluation, of the Zoning Regulations:

a. The size and intensity of the proposed use and the impact of such use on neighboring property.
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.

Site access was analyzed for safety. The proposed residential entrance and exit provides adequate sight line for the observable speed (15+/- mph) in the neighborhood. An additional emergency/service entrance only was also analyzed and found to have adequate stopping sight distance for the observable speed (15+/- mph). 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. A concrete sidewalk is proposed along the front of the buildings to provide access to parking, refuse and community mail.

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 peak runoff from the site. Water Quality Basins meet 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.

g. Measures for dealing with runoff and surface pollutants from driveway and parking areas.
The project has been designed in accordance with the CTDEEP 2024 Stormwater Quality Manual and the 2024 Guidelines for Soil & Sediment Control.

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.

I. 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, and sewer in and along Prospect 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.

l. The impact of the proposed uses on wildlife and plant habitats.
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.

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

Sincerely,

Robert A. DeLuca, P.E.

LETTER OF TRANSMITTAL

CLA Engineers, Inc.
Civil • Structural • Surveying
317 MAIN STREET
NORWICH, CT 06360
860-886-1966 Fax 860-886-9165

DATE: 7-15-25
JOB NO: CLA-8010
FROM: Robert DeLuca, P.E.
RE: 33, 59 & 67 Prospect Street
Putnam, CT

To: Bruce Fitzback, L.S., Land Use Director/ZEO
Town of Putnam
200 School Street
Putnam, CT 06260

WE ARE SENDING YOU THE FOLLOWING ITEMS BY HAND:

[ ] Shop drawings [ ] Prints **[X] Plans** [ ] Specifications

[ ] Copy of letter [ ] Change order [X] Other:

COPIES	DATE	NO.	DESCRIPTION
1			Application/Fee
3			Site Plans
1			Building Plans
3			Drainage Calculations -
1			Special Permit Criteria Letter

THESE ARE TRANSMITTED AS CHECKED BELOW:

[XX] For approval [ ] Approved as submitted [ ] Resubmit ____ copies for approval

[ ] For your use [ ] Approved as noted [ ] Submit ____ copies for distribution

[ ] As requested [ ] Returned [ ] Return ____ corrected prints

[ ] For review and comment

REMARKS:

COPY TO:

SIGNED: _____
Robert DeLuca, P.E.

If enclosures are not as noted, kindly notify us at once.

53 Prospect Street, LLC

P.O. Box 191
Plainfield, CT 06374

Telephone (860) 230-0859
Fax (860) 230-0860

August 12, 2025

Town of Putnam
Planning, Zoning and Wetlands Commissions
200 School Street
Putnam, CT 06260

RE: Jackson Consulting LLC applications

To Whom this may concern,

I Ricardo Rovero, member 53 Prospect Street LLC, grant permission to Noah Jackson of Jackson Consulting LLC to make applications to and seek approvals from the Putnam commissions noted above for the 53 Prospect St. LLC owned lots of 17,33,58,59 & 67 Prospect Street.

Mr. Jackson of Jackson Consulting has a fully executed Purchase and Sales agreement with 53 Prospect Street, LLC to purchase the noted properties.

Sincerely,

RR Rovero, PE Member
53 Prospect Street, LLC

Preacher's Hill Condominiums

33, 59, & 67 Prospect Street

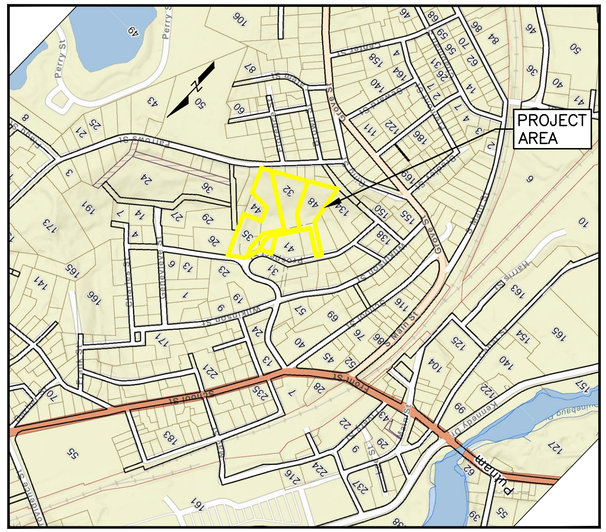
Town of Putnam, Connecticut

Prepared For

Jackson Consulting, LLC

LEGEND TO DRAWINGS

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	CATCH BASIN & CULVERT	
W	WATER	W
S	SEWER	
FM	SEWER FORCE MAIN	
G	GAS	
126	CONTOUR	126
124.2 x	SPOT ELEVATION	124.2 x
	UTILITY POLE	
E	ELECTRIC	
T	TELEPHONE	
	HAY BALES	
X X	FENCE	
	GUIDE RAIL	
	STONE WALL	
TH3	TEST HOLE	
	TREE/SHRUB LINE	



LOCATION MAP

SCALE: 1"=±500'

PROPERTY OWNER

53 Prospect Street LLC
PO Box 191
Plainfield, CT 06374

APPLICANT

Jackson Consulting, LLC.
150 Quincy Avenue,
Marshfield, MA 02050

ZONE

R-10

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	Existing Conditions
2	Site Layout Plan
3	Utility Plan
4	Grading & Drainage Plan
5	Stormwater Management Plan
6	Plan & Profile
7	Erosion & Sedimentation Control Details
8	General Site
9	Sidewalk & Retaining Wall Details
10	Sanitary Details & Water Details

APPROVED BY THE TOWN ENGINEER OF THE TOWN OF PUTNAM

TOWN ENGINEER _____ DATE _____

APPROVED BY THE TOWN OF PUTNAM PLANNING & ZONING COMMISSION

FINAL APPROVAL DATE: _____

CHAIRMAN _____ DATE _____

EXPIRATION DATE: _____

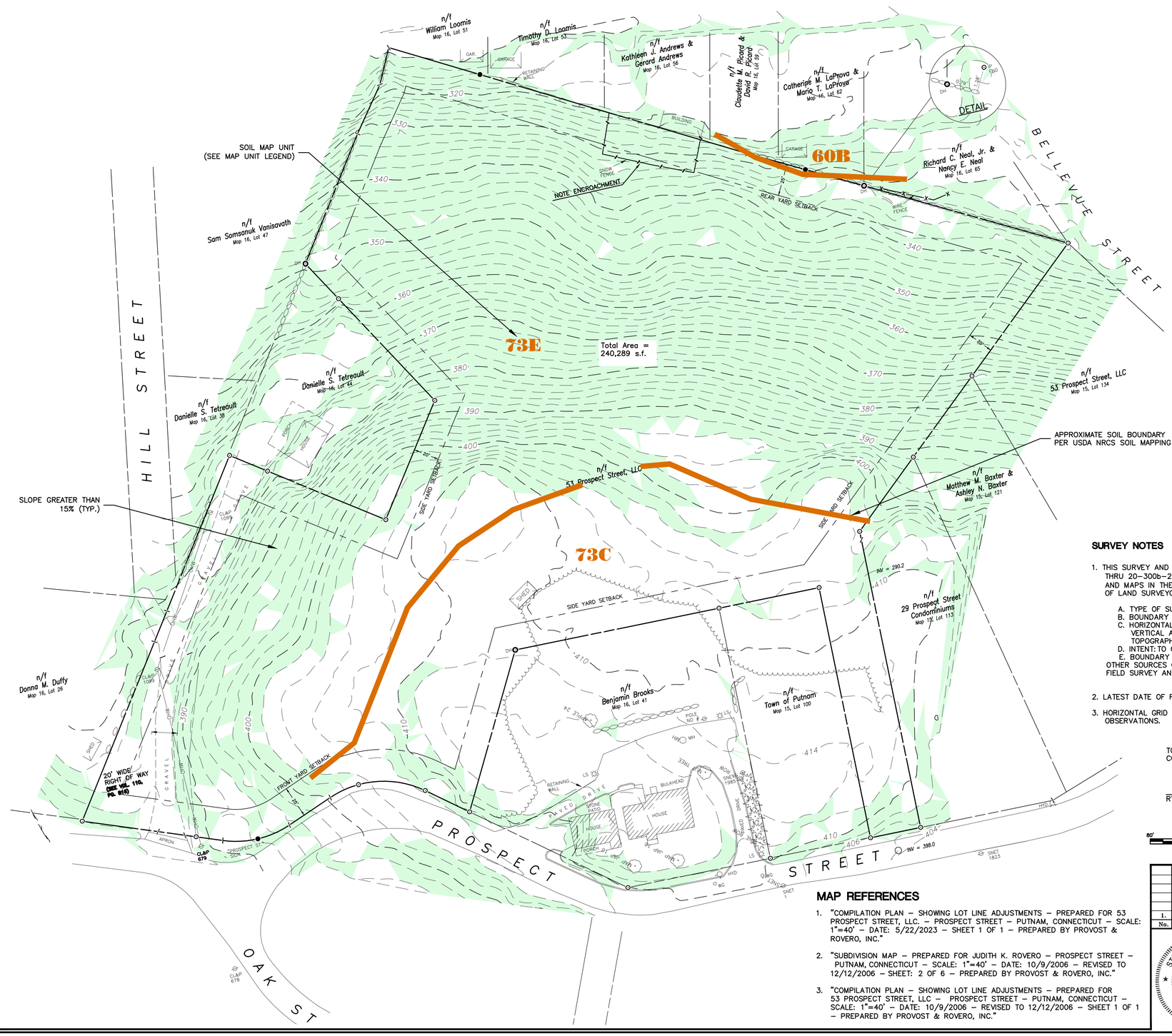
PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.

THE SUBDIVISION REGULATIONS OF THE BROOKLYN PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATION, EXCEPTING ANY VARIANCES OR MODIFICATIONS MADE BY THE COMMISSION, AND SUCH VARIANCES OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSIONS.

REVISED: Aug 13, 2025
July 15, 2025

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.3	4.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	1.2	18.3%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	5.0	77.7%
Totals for Area of Interest		6.4	100.0%

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20–300b–1 THRU 20–300b–20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
   - A. TYPE OF SURVEY: COMPILATION PLAN
   - B. BOUNDARY DETERMINATION CATEGORY: CLASS D
   - C. HORIZONTAL ACCURACY: CLASS D
     VERTICAL ACCURACY: CLASS V–D
     TOPOGRAPHIC ACCURACY: CLASS T–D
   - D. INTENT: TO COMPILE EXISTING MAPPING AND LIDAR DATA FOR THE SUBJECT PARCEL.
   - E. BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. LATEST DATE OF FIELD WORK: JANUARY 2025.
3. HORIZONTAL GRID IS NAD83 AND VERTICAL DATUM IS NAVD88 BOTH DETERMINED BY LOCAL GPS OBSERVATIONS.

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

MAP REFERENCES

1. "COMPILATION PLAN – SHOWING LOT LINE ADJUSTMENTS – PREPARED FOR 53 PROSPECT STREET, LLC. – PROSPECT STREET – PUTNAM, CONNECTICUT – SCALE: 1"=40' – DATE: 5/22/2023 – SHEET 1 OF 1 – PREPARED BY PROVOST & ROVERO, INC."
2. "SUBDIVISION MAP – PREPARED FOR JUDITH K. ROVERO – PROSPECT STREET – PUTNAM, CONNECTICUT – SCALE: 1"=40' – DATE: 10/9/2006 – REVISED TO 12/12/2006 – SHEET: 2 OF 6 – PREPARED BY PROVOST & ROVERO, INC."
3. "COMPILATION PLAN – SHOWING LOT LINE ADJUSTMENTS – PREPARED FOR 53 PROSPECT STREET, LLC – PROSPECT STREET – PUTNAM, CONNECTICUT – SCALE: 1"=40' – DATE: 10/9/2006 – REVISED TO 12/12/2006 – SHEET 1 OF 1 – PREPARED BY PROVOST & ROVERO, INC."

No.	DATE	REVISION
1.	8/13/2025	REVISED ENTRANCE AND PER TOWN

STATE OF CONNECTICUT · RYAN J. CHEVERIE · No. 70454 · LICENSED LAND SURVEYOR

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33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Existing Conditions

Project No.	CLA–8010
Proj. Engineer	R.A.D.
Date:	7/15/2025
Sheet No.	1

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ZONING COMPLINACE TABLES

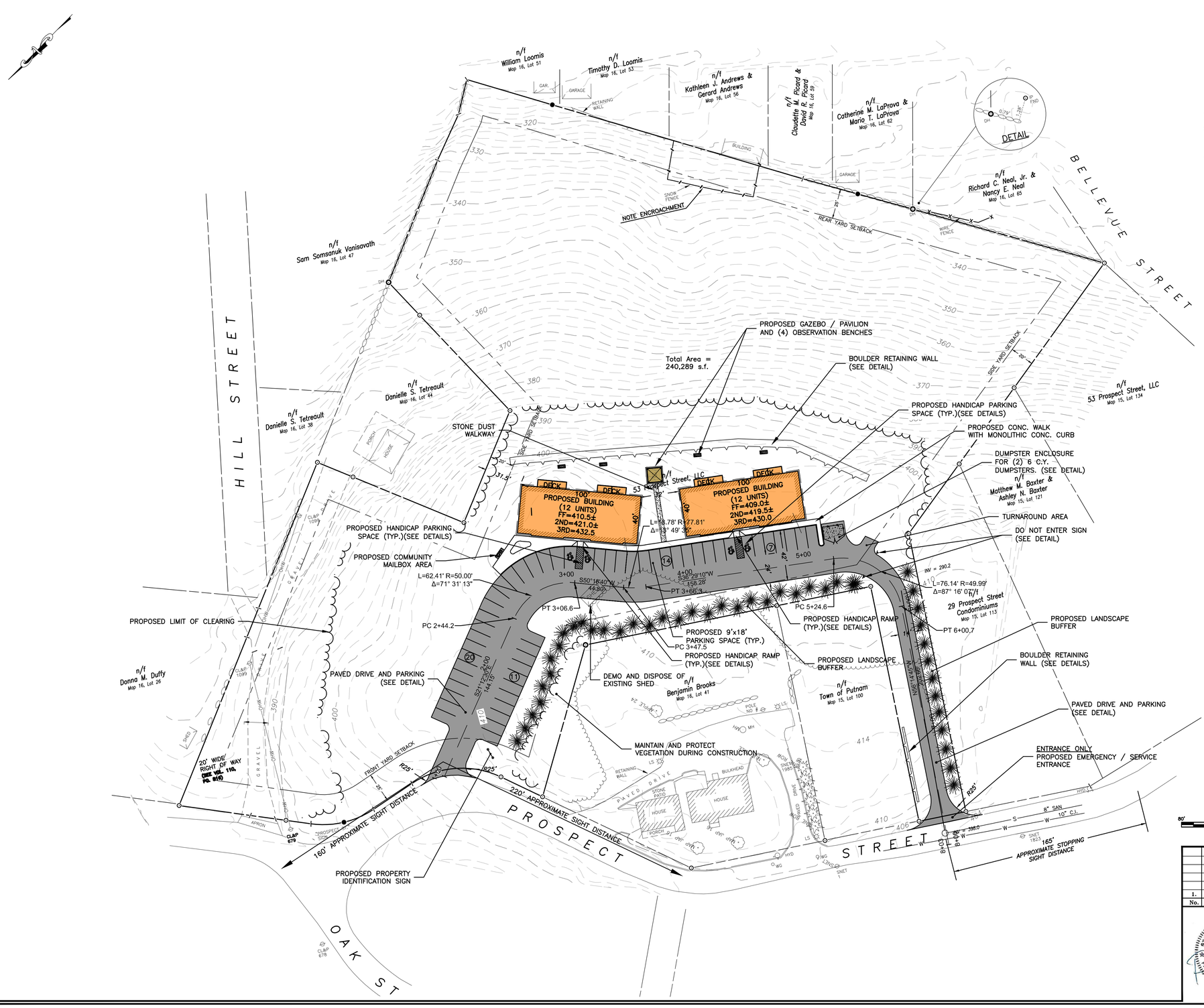
Zone: Residential R-10 (Multi-Family)

ITEM	REQUIRED	PROVIDED
LOT AREA	10,000 s.f. per dwelling	10,028.9 s.f. per dwelling
LOT FRONTAGE	90 FT	360 FT. ±
FRONT YARD SETBACK	25 FT.	150 FT.±
SIDE YARD SETBACK	20 FT. *(25 FT.)	31 FT ±
REAR YARD SETBACK	25 FT.	210 FT.±
MAX. COVERAGE	30%	30%
MAX. HEIGHT	35'*	40'±
WATER SUPPLY		PUBLIC
SEWAGE DISPOSAL		PUBLIC

* BUILDING HEIGHT MAY BE INCREASED TO FIFTY FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF THIRTY–FIVE FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.

PARKING CALCULATIONS

MULTIFAMILY HOUSING:
MINIMUM 1 PER DWELLING UNIT = 24 UNIT X 1 SPACE UNIT = 24 SPACES
MAXIMUM 2.5 PER DWELLING UNIT = 24 UNITS X 2.5 SPACE UNIT = 60 SPACES
PROVIDED = 52 SPACES, INCLUDING 4 HANDICAP ACCESSIBLE SPACES.



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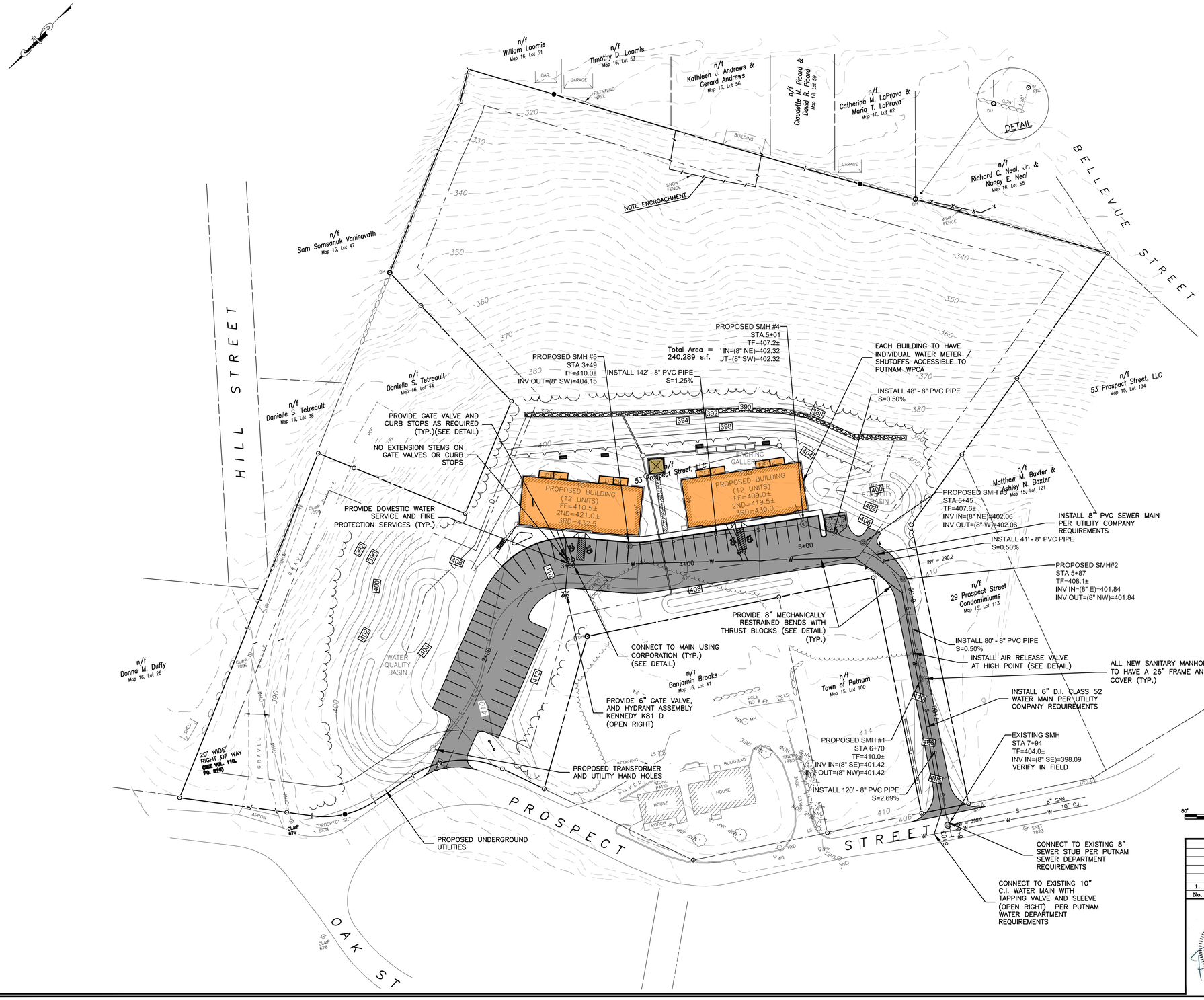
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Layout Plan

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 2

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1.	8/13/2025	REVISED ENTRANCE AND PER TOWN

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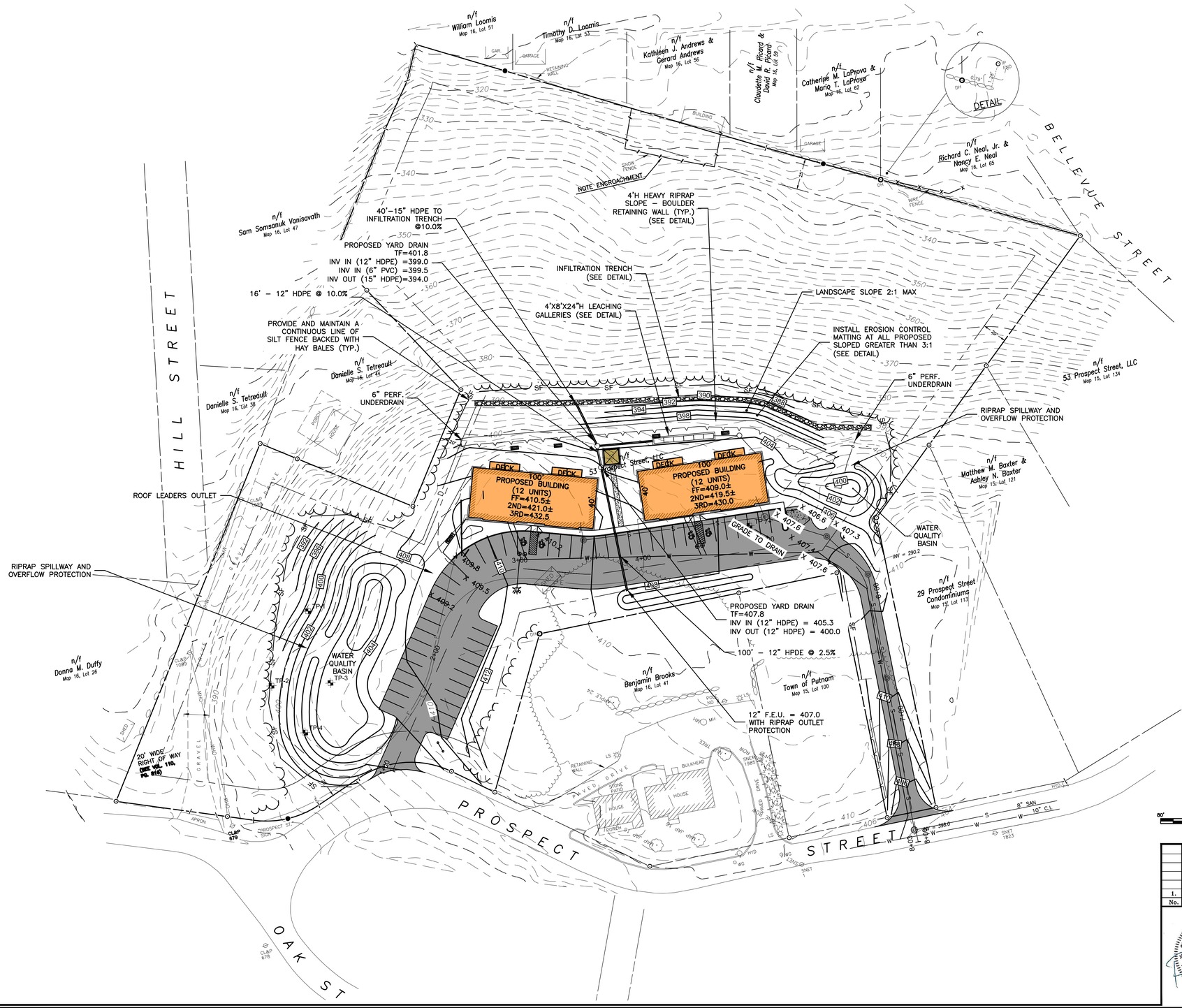
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Utility Plan

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
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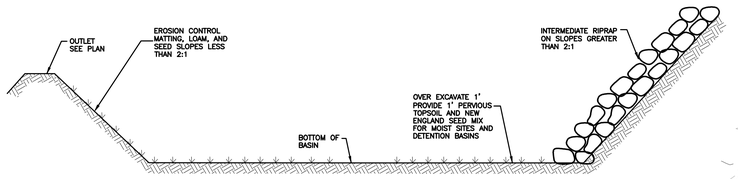
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Grading & Drainage Plan

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 4

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TYPICAL WATER QUALITY BASIN

NOT TO SCALE

TEST HOLE DATA:

RECORDED BY
CLA Engineers Inc.
Recorded on 1/4/2025

TEST HOLE 1

0-8"	Topsoil
8"-30"	Light brown sandy subsoil w/ silt cobbles / boulders
30"-96"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Possible Ledge @ 96"
Sample 1A taken at 40"±
Samble 1B taken at 80"±

TEST HOLE 2

0-6"	Topsoil
6"-29"	Lt brown sandy subsoil w/ silt, cobbles / boulders
29"-82"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Possible Ledge @ 82"
Sample 2B taken at 70"±

TEST HOLE 3

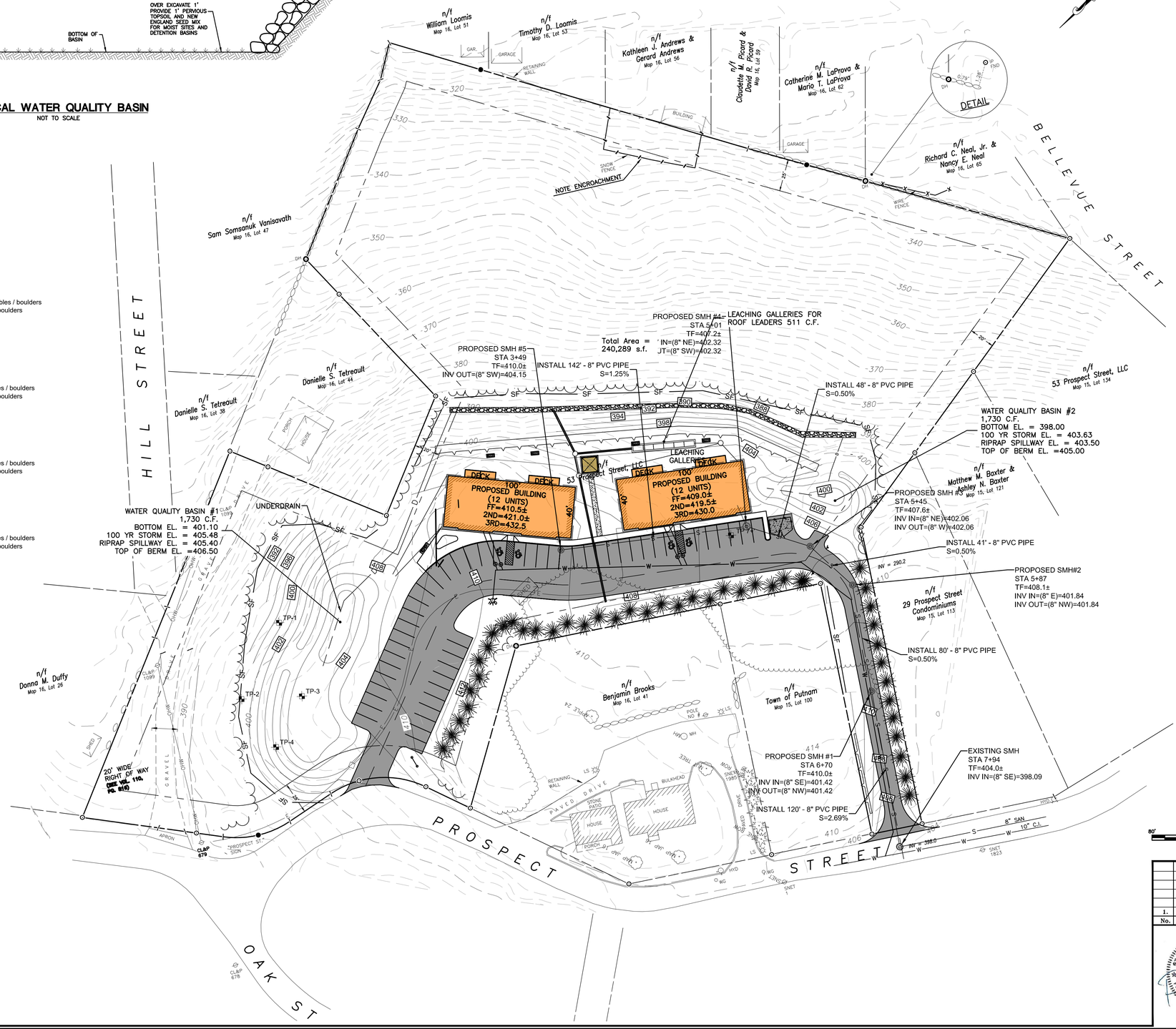
0-6"	Topsoil
6"-23"	Lt brown sandy subsoil w/ silt, cobbles / boulders
23"-64"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Possible Ledge @ 64"
Sample 3B taken at 50"±

TEST HOLE 4

0-6"	Topsoil
6"-22"	Lt brown sandy subsoil w/ silt, cobbles / boulders
22"-40"	Grey silty soil w/ sand, cobbles and boulders

NO GROUNDWATER
Ledge @ 40"



SCALE: 1"=40'

Water Quality Basin Sizing WQB #1		
Sizing in Accordance with Chapter 7.4 of the DEP 2024 Storm Water Quality Manual		
Water Quality Volume (WQV) = (1.3")(R)(A) / 12		
R = 0.05 + 0.009(I)		
I = percent of impervious cover		
A = watershed area		
Total Watershed Area (Ac.) :	1.25	
Watershed Impervious Area (Ac.) :	0.52	
I =	41.6%	
R =	0.424	
Required WQV =	0.057	Ac.-Ft
	2,503.4	CF
WQV Provided :	**8,000**	CF

Water Quality Basin Sizing WQB#2		
Sizing in Accordance with Chapter 7.4 of the DEP 2024 Storm Water Quality Manual		
Water Quality Volume (WQV) = (1.3")(R)(A) / 12		
R = 0.05 + 0.009(I)		
I = percent of impervious cover		
A = watershed area		
Total Watershed Area (Ac.) :	0.27	
Watershed Impervious Area (Ac.) :	0.27	
I =	100.0%	
R =	0.950	
Required WQV =	0.028	Ac.-Ft
	1,210.4	CF
WQV Provided :	**1,730**	CF

Water Quality Basin Sizing Chambers		
Sizing in Accordance with Chapter 7.4 of the DEP 2024 Storm Water Quality Manual		
Water Quality Volume (WQV) = (1.3")(R)(A) / 12		
R = 0.05 + 0.009(I)		
I = percent of impervious cover		
A = watershed area		
Total Watershed Area (Ac.) :	0.11	
Watershed Impervious Area (Ac.) :	0.11	
I =	100.0%	
R =	0.950	
Required WQV =	0.011	Ac.-Ft
Required C.F.	493.1	CF
Area provided in chambers	326.0	CF
Area Provided in surrounding stone @ 35% voids	185.0	CF
WQV Provided :	**511**	CF

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STATE OF CONNECTICUT ROBERT A. DELUCA 18795 LICENSED PROFESSIONAL ENGINEER

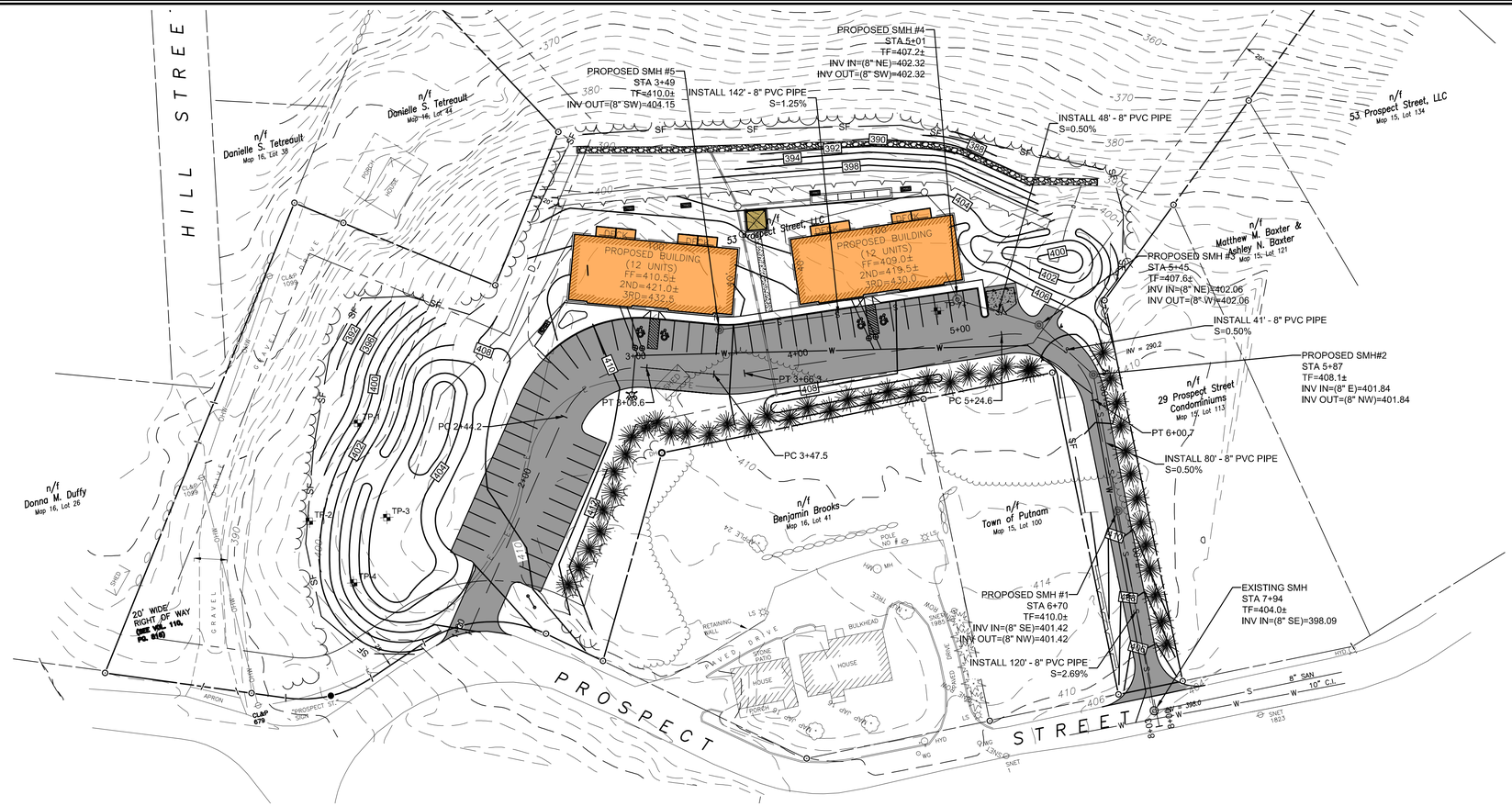
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Prepared for
Jackson Consulting, LLC

Stormwater Management Plan

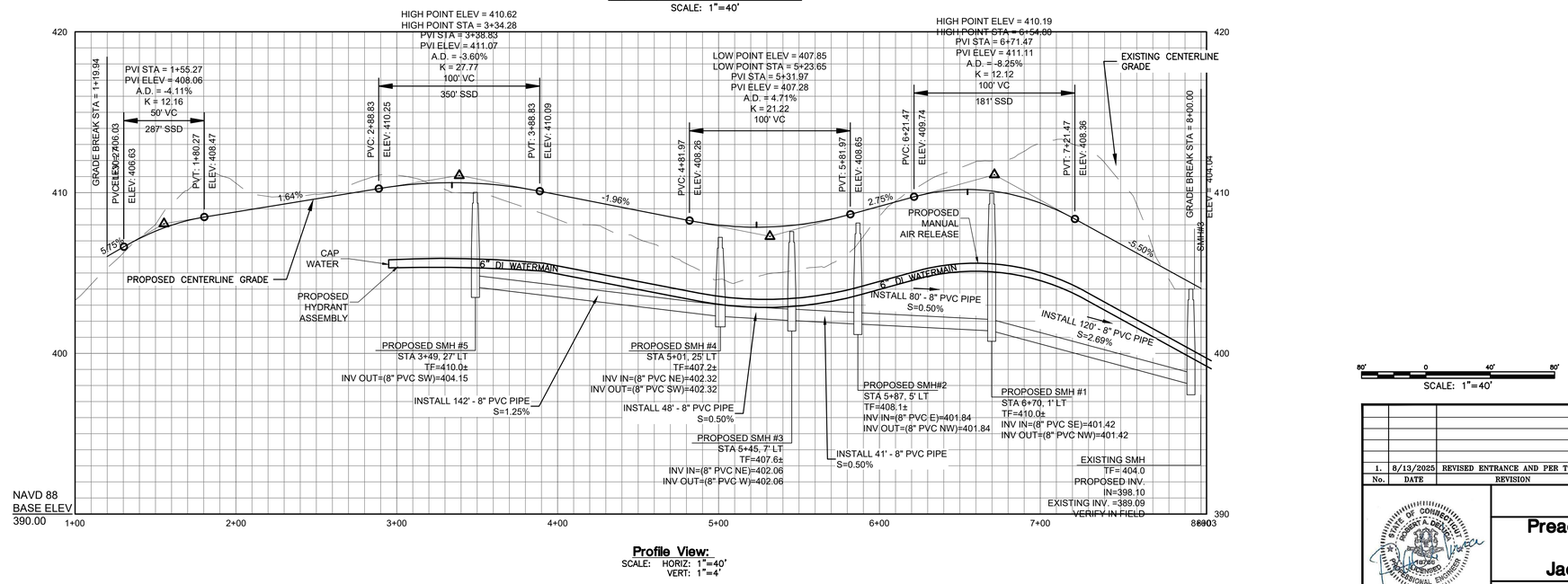
Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 5

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Plan View:

SCALE: 1"=40'



Profile View:

SCALE: HORIZ: 1"=40'
VERT: 1"=4'

80' 0 40' 80'

SCALE: 1"=40'

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33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Plan & Profile

Project No.	CLA-8010
Proj. Engineer	R.A.D.
Date:	7/15/2025
Sheet No.	6

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EROSION & SEDIMENTATION CONTROL NARRATIVE

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDED SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES. <u>THE USE OF CALCIUM CHLORIDE FOR DUST CONTROL SHALL NOT BE ALLOWED.</u>
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.
16. THE WETLANDS ENFORCEMENT OFFICER SHALL BE NOTIFIED AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS.

SOIL TYPES

THE SITE IS GENERALLY COMPOSED OF THE FOLLOWING SOIL TYPES:

UDORTHENTS-URBAN LAND COMPLEX	306
URBAN LAND	307

STORMWATER MANAGEMENT & POLLUTION PREVENTION PLAN

<u>DURING CONSTRUCTION</u>

1. <u>POLLUTION PREVENTION TEAM:</u>
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
2. <u>SWEEPING:</u>
   PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES BEYOND THE WORK SITE SHALL BE SWEPT CLEAN OF SAND, SILT AND LITTER DAILY AT THE END OF THE WORK DAY.
3. <u>OUTSIDE STORAGE:</u>
   ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
4. <u>WASHING:</u>
   NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT OR APPLIANCES IN WORK SITE.
5. <u>MAINTENANCE AND INSPECTION:</u>
   A. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT.
   B. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
   C. DAILY DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED SURFACES.
6. <u>SPILLS OR ACCIDENTAL DISCHARGES:</u>
   A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
   B. CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338
   C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
      a. STOP THE SOURCE OF THE SPILL
      b. CONTAIN THE SPILL
      c. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
      d. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

<u>POST CONSTRUCTION</u>

1. <u>POLLUTION PREVENTION TEAM:</u>
   THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
2. <u>SWEEPING:</u>
   PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEPT CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE PER YEAR.
   A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
   B. DURING APRIL (AFTER SNOW MELT)
3. <u>OUTSIDE STORAGE:</u>
   ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
4. <u>WASHING:</u>
   NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT OR APPLIANCES IN PARKING AREAS.
5. <u>MAINTENANCE AND INSPECTION:</u>
   A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
   B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AT LEAST ONCE PER YEAR DURING APRIL.
   C. REMOVE SEDIMENT AND DEBRIS FROM WATER QUALITY, RETENTION, DETENTION BASINS AND RAIN GARDENS WHEN SEDIMENT ACCUMULATION REACHES ½ OF THE THE STORAGE VOLUME OF THE BASIN OR GARDEN.
   D. <u>RETENTION BASIN:</u> MOW/BRUSH HOG BOTTOM ONCE PER YEAR ON SEPTEMBER.
   E. <u>RAIN GARDENS:</u> MOW BOTTOM 2-3 TIMES PER YEARS, AS NEEDED.
      REMOVE SEDIMENT AND LEAF LITTER TWICE YEARLY
      a. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
      b. DURING APRIL (AFTER SNOW MELT)
6. <u>SPILLS OR ACCIDENTAL DISCHARGES:</u>
   A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
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   C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
      a. STOP THE SOURCE OF THE SPILL
      b. CONTAIN THE SPILL
      c. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
      d. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE

<u>ALL DISTURBED AREAS</u>	<u>LBS./ACRE</u>	<u>LBS./1000 S.F.</u>
KENTUCKY BLUEGRASS	75	1.72
CREEPING RED FESCUE	75	1.72
PERENNIAL RYEGRASS	25	0.58
	175	4.00

<u>RAIN GARDENS, SWALES & BASINS</u>

SEE BELOW

THE RECOMMENDED SEEDING DATES ARE:
APRIL 1 - JUNE 15 AND AUGUST 15 - OCTOBER 15

IMMEDIATELY FOLLOWING SEEDING, FIRM SEED BED WITH A ROLLER AND MULCH WITH WEED FREE STRAW. IF PERMANENT VEGETATIVE COVER IS HAS NOT BEEN ESTABLISHED BY OCTOBER 15, APPLY A TEMPORARY VEGETATIVE COVER ON THE TOPSOIL.

VEGETATIVE COVER FOR RAIN GARDENS, SWALES AND BASINS

SEED MIXTURE FOR WETLAND AREAS AND AREAS ADJACENT TO WETLANDS SHALL BE THE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES" FROM NEW ENGLAND WETLAND PLANTS, AMHERST, MA, TELEPHONE NO. 413-548-8000

THE BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. SUMMER AND FALL SEEDING REQUIRE A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A 10% INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

SEED MIXTURE

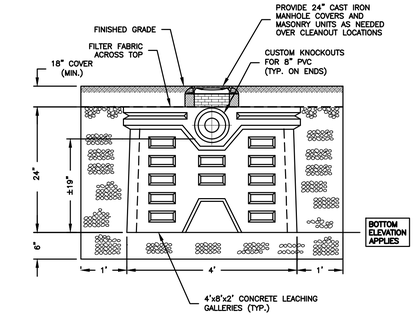
	<u>LBS./ACRE</u>	<u>LBS./1000 S.F.</u>
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES	35	0.80

SPECIES: Virginia Wild Rye, (Elymus virginicus), Creeping Red Fescue, (Festuca rubra), Little Bluestem, (Schizachyrium scoparium), Big Bluestem, (Andropogon gerardii), Fox Sedge, (Carex vulpinoidea), Switch Grass, (Panicum virgatum), Rough Bentgrass, (Agrostis scabra), New England Aster, (Aster novae-angliae), Bonnset, (Eupatorium perfoliatum), Grass Leaved Goldenrod, (Euthamia graminifolia), Green Bulrush, (Scirpus atrovirens), Blue Vervain, (Verbena hastata), Soft Rush, (Juncus effusus), Wool Grass, (Scirpus cyperinus)

TEMPORARY SEDIMENT TRAP NARRATIVE

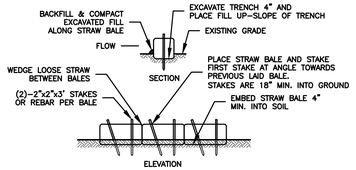
THE STORMWATER BASINS ARE LOCATED AT LOW POINTS IN THE DEVELOPED PORTION OF THE SITE TOPOGRAPHY AND PORTIONS OF THEM WILL BE USED DURING CONSTRUCTION AS TEMPORARY SEDIMENT TRAPS. THE TRAPS WILL BE EXCAVATED TO 1 FOOT ABOVE DESIGN DEPTH PRIOR TO THE COMMENCEMENT OF OTHER SITE GRADING. THE CATCH BASIN OUTLETS WILL BE INSTALLED WITH STONE CHECK DAM AND INLET SEDIMENTATION CONTROL PROTECTION.

1. THE TRAPS WILL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER ANY RAINFALL OF 0.5 INCHES OR GREATER.
2. THE SEDIMENT TRAPS WILL BE CLEANED WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF OF THE AVAILABLE WET STORAGE CAPACITY. SEDIMENTS REMOVED FROM THE SEDIMENT TRAPS WILL BE PLACED OUTSIDE OF THE UPLAND REVIEW ZONE IN THE DESIGNATED STOCKPILE AREA.
3. PRIOR TO COMPLETING THE BASINS, EXISTING SEDIMENT LOCATED IN THE BASIN BOTTOM IS TO BE REMOVED TO A DEPTH OF 6" BELOW FINISHED GRADE. IMMEDIATELY FOLLOWING THE GRADING, THE BASIN SHALL BE LOAMED AND SEEDED.
4. THE HAY BALE CHECK DAMS, FLARED END UNITS AND RIP RAP SPLASH PADS SHALL BE INSTALLED.
5. A MINIMUM OF 6" OF TOPSOIL SHALL BE INSTALLED AND ALL AREAS PLANTED WITH SEED MIXES AND VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.

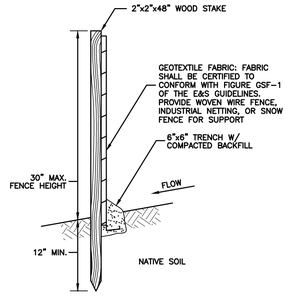


NOTES:
1. GALLERIES SHALL BE SET LEVEL ALONG THEIR LENGTH.
2. GALLERIES SHALL BE SUITABLE FOR H-20 LOADING.
3. PROVIDE RISERS TO GRADE AT ENDS OF ROWS.
4. CRUSHED STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE NO. 200 SIEVE.

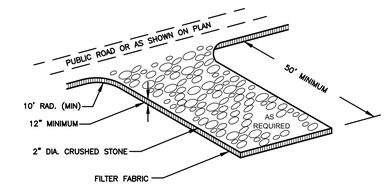
ROOF DRAINAGE INFILTRATION CHAMBER SECTION DETAIL
NOT TO SCALE



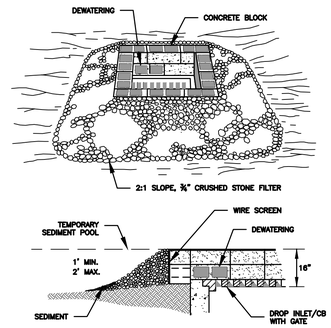
STRAW BALE BARRIER DETAIL
NOT TO SCALE



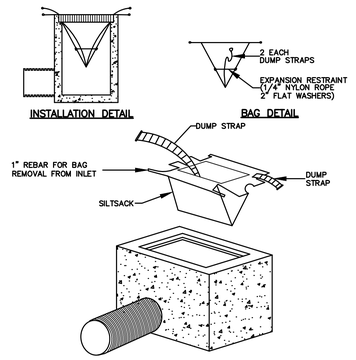
SILT FENCE SECTION
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

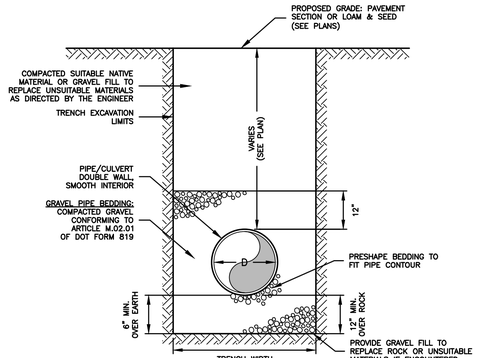


STONE CHECK DAM DETAIL
NOT TO SCALE



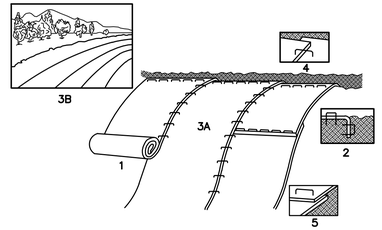
NOTE:
TO BE PROVIDED IN ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION AND WITHIN BASINS ADJACENT TO THE WORK AREA PRIOR TO THE START OF CONSTRUCTION

INLET SEDIMENT CONTROL DEVICE DETAIL
NOT TO SCALE



NOTES:
1. D=INSIDE DIAMETER OF PIPE/CULVERT.
2. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
3. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.

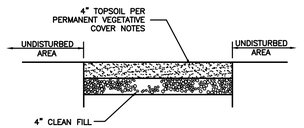
TRENCH DETAIL: DRAINAGE CULVERT
NOT TO SCALE



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZE & MULCH)
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

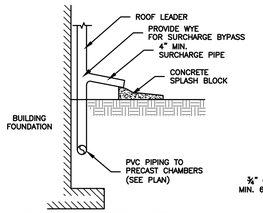
NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BIONET C125BN OR APPROVED EQUAL.

EROSION CONTROL MATTING DETAIL
(FOR 3:1 SLOPES OR GREATER)

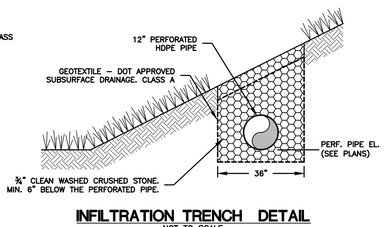


TYPICAL LOAM & SEED SECTION DETAIL
(FOR ALL DISTURBED AREAS)

SLOPE STABILIZATION DETAILS
NOT TO SCALE



ROOF LEADER DETAIL
NOT TO SCALE



INFILTRATION TRENCH DETAIL
NOT TO SCALE

No.	DATE	REVISION
1.	8/13/2025	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

STATE OF CONNECTICUT · ROBERT A. DERUZZI · 18760 · REGISTERED PROFESSIONAL ENGINEER

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Erosion & Sediment Control Details & Notes

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 7

CLA

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 2 MULTI-FAMILY BUILDINGS CONSISTING OF 24 RESIDENTIAL UNITS. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 2.2 ACRES.

- NO PORTION OF THE SITE LIES WITHIN A 100-YEAR FLOOD PLAIN. (FIRM MAP #09015C0142F)
- NO WETLAND DISTURBANCE IS PROPOSED. NO PORTION OF THE WORK WILL BE PERFORMED WITHIN THE 100-FOOT INLAND WETLAND UPLAND REVIEW AREA.

GENERAL NOTES

1. TOPOGRAPHY IS FROM AMP REFERENCE #1
2. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
4. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY INFORMATION.
5. PASSAGE OF TRAFFIC ON ROADWAYS/DRIVEWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED THROUGH THE SITE AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC WITHIN THE PROJECT SITE. A SINGLE LANE OF TRAFFIC MUST BE MAINTAINED AT ALL TIMES FOR RESIDENTS, BUSINESSES AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC, TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES AND LANE CLOSURES. CONTINUOUS ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
7. CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE REFLECTORIZED.
8. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES. ALL COSTS FOR TEMPORARILY SUPPORTING UTILITY POLES DURING CONSTRUCTION SHALL BE INCLUDED IN OTHER ITEMS.
10. MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED.
11. BLASTING SHALL NOT BE PERFORMED WITHOUT PRIOR REVIEW AND APPROVAL FROM THE FIRE MARSHALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING TO GRADE ALL FRAMES, GRATES, COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY AND STAKEOUT AS THEY NEED. CONTROL POINT INFO AND CAD FILES OF THE SITE PLAN CAN BE PROVIDED PRIOR TO CONSTRUCTION.
14. ALL WORK TO CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 819, DATED 2024, AS REVISED.

UTILITY NOTES

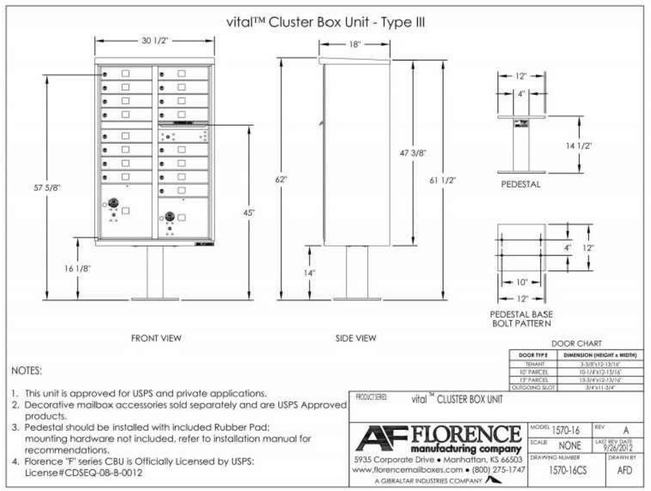
1. ALL UTILITY AND SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF PUTNAM REQUIREMENTS AND ALL OTHER PRIVATE UTILITY COMPANY REQUIREMENTS.
2. ANY UTILITY INSTALLATIONS TO BE TURNED OVER TO THE CITY (WATER & SEWER) SHALL BE COORDINATED AND INSPECTED BY THE TOWN OF PUTNAM.
3. SITE MUST BE AT SUBGRADE BEFORE UTILITIES CAN BE INSTALLED.
4. DISINFECTION AND PRESSURE TESTING – ALL WATER SERVICES AND OTHER PIPING AND APPURTENANCES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 AND DISINFECTED IN ACCORDANCE WITH AWWA C651 PRIOR TO FINAL CONNECTION TO THE MAINS.

SUGGESTED CONSTRUCTION SEQUENCE

IT IS ANTICIPATED THAT THE CONSTRUCTION ACTIVITIES WILL BEGIN FALL OF 2025 AND WILL BE COMPLETED IN APPROXIMATELY 18 MONTHS.

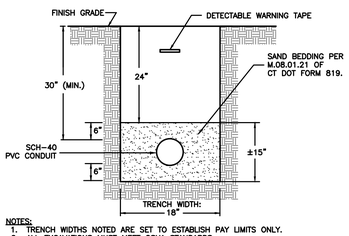
CONSTRUCTION SEQUENCE:

1. PRIOR TO ANY SITE DISTURBANCE CONTACT "CALL BEFORE YOU DIG" AT 811 TO MARK EXISTING UTILITY LOCATIONS.
2. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE EROSION AND SEDIMENTATION CONTROL PLAN & NARRATIVE.
3. ESTABLISH STOCKPILE AND STAGING AREAS AND PROVIDE ADDITIONAL EROSION & SEDIMENTATION CONTROL MEASURES AS NEEDED.
4. DEMOLISH THE EXISTING BUILDING AND CLEAR THE PROPOSED WORK AREA.
5. INSTALL THE NEW DRAINAGE SYSTEM, ESTABLISHING TEMPORARY BYPASSES AND DEWATERING AS NEEDED TO PERFORM THE WORK. CONTRACTOR TO MONITOR LOCAL WEATHER CONDITIONS AND AVOID DISTURBING THE EXISTING DRAINAGE SYSTEM BEFORE RAIN EVENTS.
6. REGRADE THE SITE TO ESTABLISH THE SITE SUBGRADE.
7. INSTALL PROPOSED UNDERGROUND UTILITIES.
8. FINISH GRADE THE SITE AND INSTALL NEW SIDEWALKS, ISLANDS AND PAVEMENT.
9. INSTALL ALL LANDSCAPING. LOAM, SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.
10. AFTER ALL DISTURBED AREAS ARE STABILIZED AND WITH PRIOR APPROVAL FROM TOWN STAFF, REMOVE EROSION AND SEDIMENTATION CONTROL MEASURES.
11. REMOVE AND DISPOSE OF ANY ACCUMULATED DEBRIS OR SEDIMENT FROM THE NEW DRAINAGE SYSTEM.



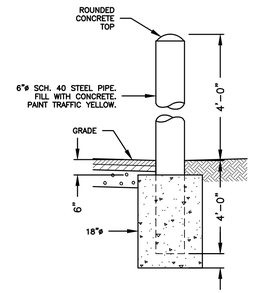
MAILBOX DETAIL
NOT TO SCALE



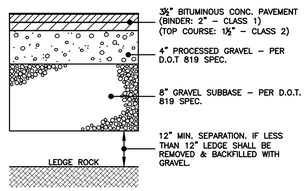


NOTES:
1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
5. MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

TYPICAL CONDUIT TRENCH DETAIL
NOT TO SCALE

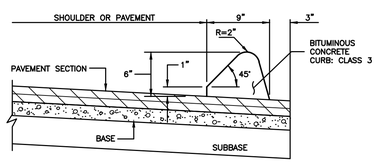


BOLLARD DETAIL
NOT TO SCALE

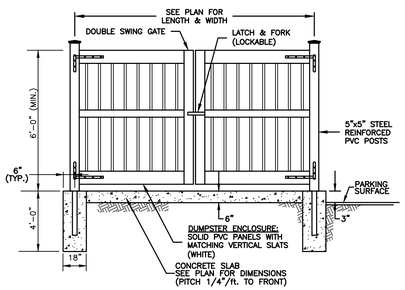


NOTES:
1. PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
2. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH AASHTO T180, METHOD D

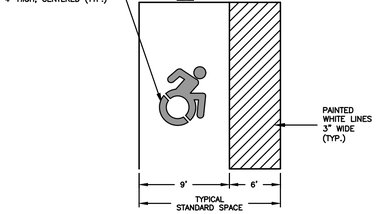
TYPICAL PAVEMENT SECTION DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE

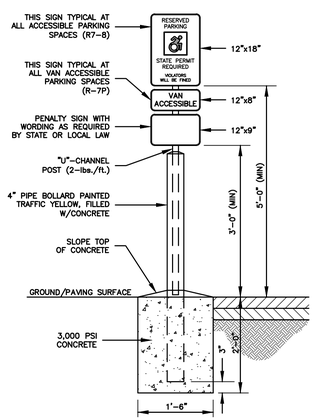


DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

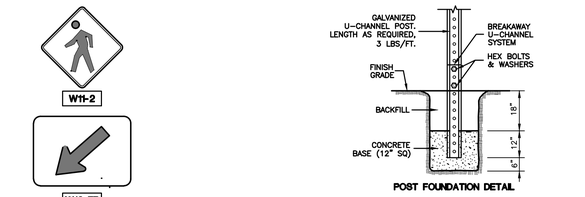


NOTES:
1. ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN ACCORDANCE WITH CGS 14-253a(h) AND THE 2003 PORTION OF THE STATE BUILDING CODE

ADA ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



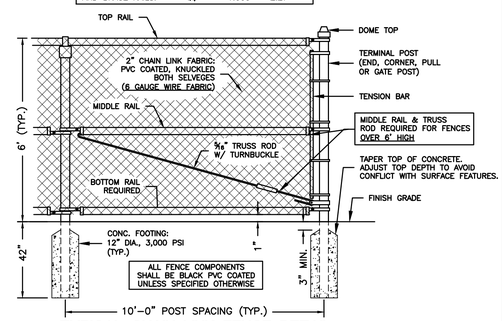
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



NOTES:
1. SIGNS AND PAINTED PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, 2009 EDITION.
2. SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH STATE OF CT D.O.T. STANDARDS.
3. SIGNS AND POSTS SHALL CONFORM TO ARTICLE 12.08 OF THE DOT 819 SPECIFICATIONS.
4. SIGN COLORS SHALL CONFORM TO DOT SPECIFICATIONS. ALL COLORS SHALL BE RETROREFLECTIVE WITH THE EXCEPTION OF BLACK WHICH SHALL BE OPAQUE.
5. SIGNS SHALL BE "BRIGHT WIDE ANGLE RETROREFLECTIVE SHEETING".
6. SIGNS SHALL BE ALUMINUM, 0.100 THICK UNLESS OTHERWISE SPECIFIED.
7. PAINTED PAVEMENT MARKINGS SHALL CONFORM WITH ARTICLE 12.09 OF THE DOT 819.
8. PROVIDE SIGNAGE: 1-W11-2 & 1-W16-7P AT EDGE OF ROAD AT EACH END OF CROSSWALK

TRAFFIC SIGNING & PAVEMENT MARKING DETAILS
NOT TO SCALE

	NPS DESIGNATOR	O.D.	WEIGHT (LBS/FT)
LINE POSTS:	2½"	2.875"	5.79
TERMINAL POSTS:	3½"	4.000"	9.11
GATE POSTS:	3½"	4.000"	9.11
TOP, CENTER, BOTTOM AND BRACE RAILS:	1¼"	1.660"	2.27



TYPICAL CHAIN LINK FENCE DETAIL
NOT TO SCALE

No.	DATE	REVISION
1.	8/13/2025	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

STATE OF CONNECTICUT ROBERT A. DELUCA 18906 LICENSED PROFESSIONAL ENGINEER

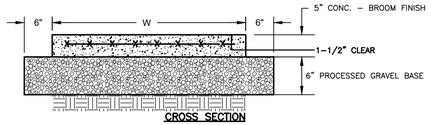
33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

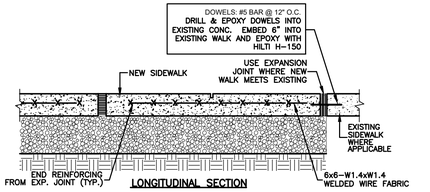
General Construction & Stormwater Details and Notes

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 8

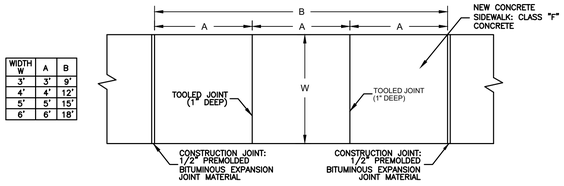
CLA



CROSS SECTION

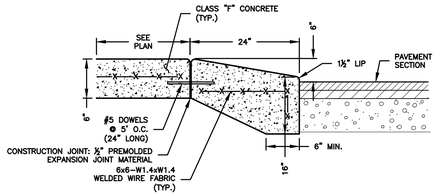


LONGITUDINAL SECTION



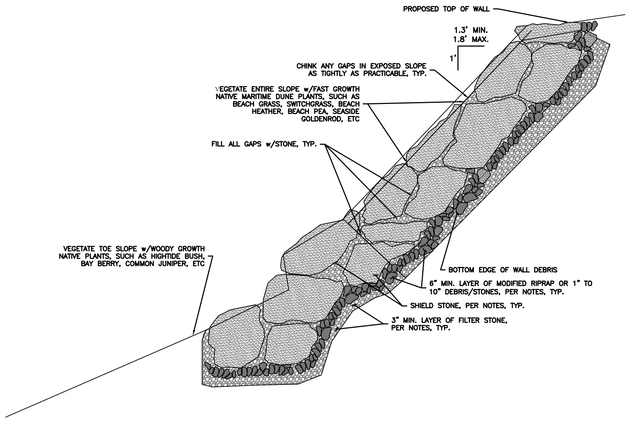
WIDTH W	A	B
3'	3'	9'
4'	4'	12'
5'	5'	15'
6'	6'	18'

CONCRETE WALK & JOINT DETAIL
NOT TO SCALE

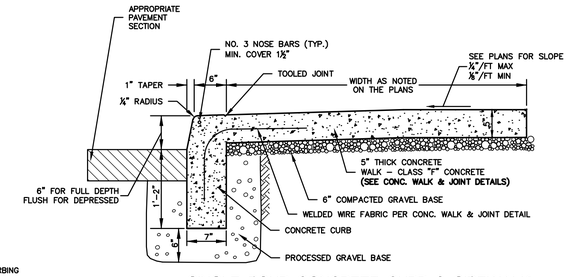


NOTES:
1. CONCRETE SURFACE TO BE BROOM FINISHED.
2. CONSTRUCTION JOINT MAY BE ELIMINATED IF CONSTRUCTED AS A MONOLITHIC POUR. PROVIDE 1" TOOLED JOINT @ 24" IF MONOLITHIC POUR.
3. PROVIDE EXPANSION JOINTS AT ±10' O.C. ALONG THE CURB LINE.

MOUNTABLE CONCRETE CURB & APRON DETAIL
NOT TO SCALE



HEAVY RIPRAP SLOPE (BOULDER RETAINING WALL)
NOT TO SCALE



SINGLE POUR CONCRETE CURB & SIDEWALK
NOT TO SCALE

SHIELD STONE NOTES

S1. SHIELD STONE SHALL BE SOUND, DURABLE, ANGULAR STONE OR CONCRETE WITH NO THIN OR ELONGATED SECTIONS (3:1 RATIO OF LENGTHS OR LESS). STONES SHALL HAVE A MEDIAN WEIGHT OF 170# AND A MINIMUM WEIGHT OF 60#. FOR CONVENIENCE WE PROVIDE THE FOLLOWING APPROXIMATE GRADATION (EXTREMELY ANGULAR STONES SHOULD BE CONSIDERED OUTSIDE THE SCOPE OF THESE GRADATIONS):

Sieve Size	% Passing (by weight)
30"	100
20"	55 – 90
15"	25 – 50
6"	0 – 15

NOTE: CT DOT STANDARD RIPRAP WILL BE ACCEPTABLE; INTERMEDIATE RIPRAP MAY BE ACCEPTABLE, IF THE FRACTION OF STONE LARGER THAN 15" IS OVER 50%

S2. THE PROTECTIVE SHIELD STONE LAYER MUST BE PITCHED BETWEEN 1.3 : 1 (HORIZONAL:VERTICAL) AND 1.8 : 1. ONCE INSTALLED, THE TOE OF THE SLOPE SHALL BE BACKFILLED WITH NATIVE MATERIAL AS NECESSARY TO RESTORE THE EXISTING GRADE AND PROVIDE THE REQUIRED STONE EMBEDMENT.

S3. THE AREA OF THE SHIELD STONE INSTALLATION MUST BE LEVEL AND COMPACT (93% PROCTOR) PRIOR TO FILTER STONE INSTALLATION.

S4. REINSTALL EXISTING SLOPE STONES / WALL DEBRIS AS A MODIFIED RIP-RAP OVER THE CRUSHED STONE LAYER PRIOR TO SHIELD STONE PLACEMENT. STONES ARE TO BE SELECTED TO MATCH THE FOLLOWING GRADATION:

Sieve Size	% Passing (by weight)	
10"	100	100
6"	50 – 80	70 – 80
4"	30 – 50	40 – 50
2"	10 – 20	10 – 20
1"	0 – 10	0 – 10

NOTE: CT DOT MODIFIED RIPRAP WILL BE ACCEPTABLE

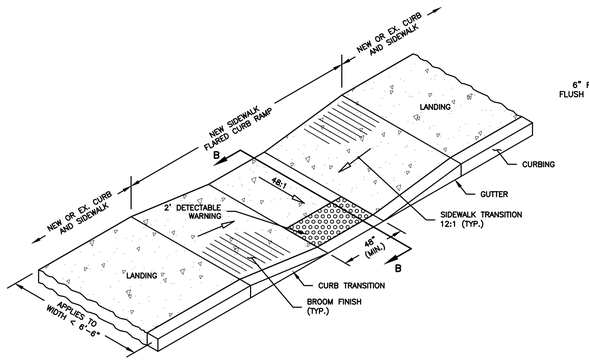
S4. ANY GAPS IN THE EXPOSED PORTION OF THE SHIELD STONE SLOPE SHALL BE CHINKED WITH STONE FRAGMENTS.

S5. NO SHIELD STONES SHALL WEIGH LESS THAN 60 POUNDS. THE SLOPE MAY BE SELECTIVELY CHINKED WITH SMALLER STONES, BUT SMALLER STONES MAY NOT BE PREMIXED WITH THE SHIELD STONES PRIOR TO SHIELD STONE PLACEMENT.

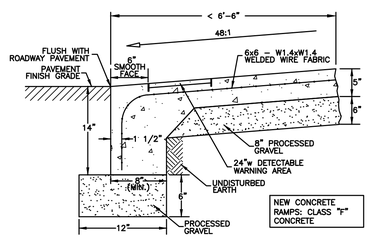
S6. IT IS THE INTENT OF THESE DRAWINGS THAT THE FOLLOWING CRITERIA BE MET:

d_{15} SHIELD STONE BE LESS THAN 4 TIMES d_{85} MODIFIED RIPRAP
d_{15} MODIFIED RIPRAP BE LESS THAN 4 TIMES d_{85} FILTER STONE
d_{50} SHIELD STONE BE LESS THAN 2 TIMES d_{50} SHIELD STONE
d_{50} SHIELD STONE BE LESS THAN 2.5 TIMES d_{15} SHIELD STONE
d_{50} SHIELD STONE BE GREATER THAN 170 POUNDS

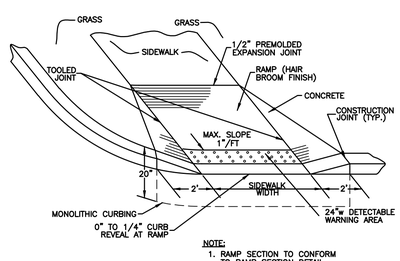
IF SUBSTITUTIONS OR EXCEPTIONS TO FILTER STONE OR SHIELD STONE GRADATIONS PROVIDED ARE REQUESTED, THESE CRITERIA WILL BE MAINTAINED.



PARALLEL SIDEWALK RAMP (TYPE 1)
NOT TO SCALE

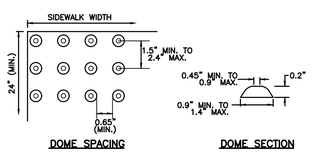


CURB RAMP SECTION B-B
NOT TO SCALE



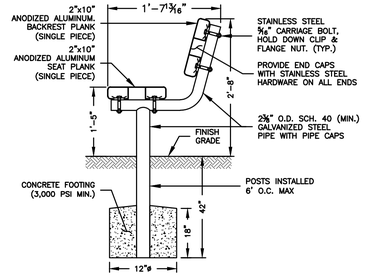
NOTE:
1. RAMP SECTION TO CONFORM TO RAMP SECTION DETAIL

SIDEWALK RAMP DETAIL
NOT TO SCALE



DOME SPACING DOME SECTION

DETECTABLE WARNING STRIP
NOT TO SCALE



IN-GROUND ALUMINUM BENCH DETAIL
NOT TO SCALE

No.	DATE	REVISION
1.	8/13/2025	REVISED ENTRANCE AND PER TOWN

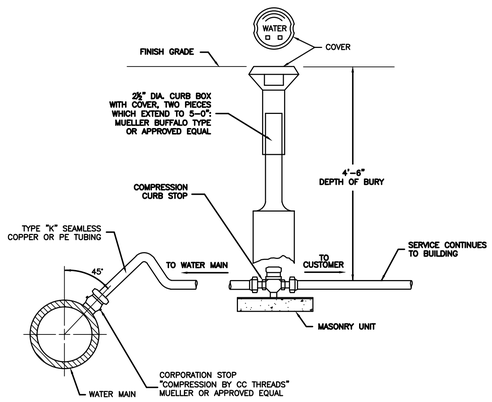
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317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

33, 59, & 67 Prospect Street
Putnam, Connecticut

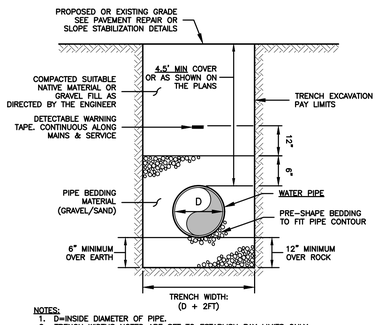
Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

Walkways and Retaining Wall Details

Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 9

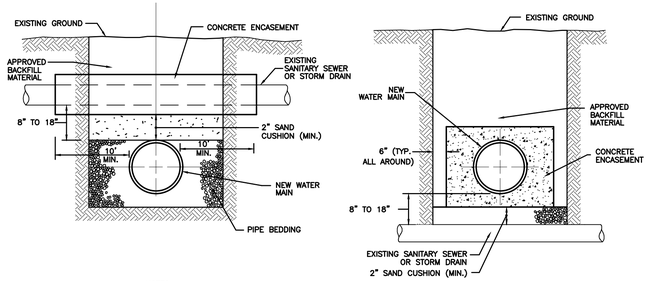


WATER SERVICE CONNECTION
NOT TO SCALE



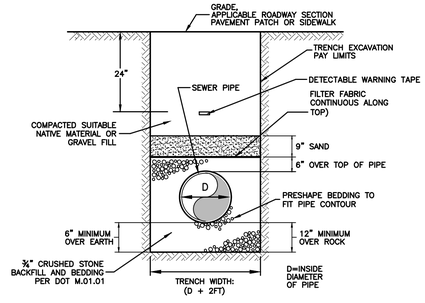
NOTES:
1. D=INSIDE DIAMETER OF PIPE.
2. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
3. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
5. BEDDING MATERIAL TO CONFORM TO M.08.03.1 AS PER CT DOT FORM 819.

TRENCH DETAIL: WATER MAIN & SERVICE
NOT TO SCALE



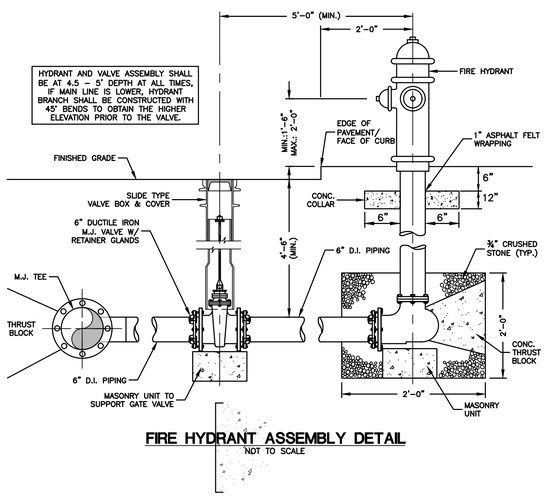
NOTES:
1. WHERE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND SANITARY SEWERS OR STORM DRAINS IS 18" OR LESS A 6" CONCRETE ENCASEMENT IS REQUIRED FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE CROSSING.
2. A FULL LENGTH OF WATER MAIN SHALL BE CENTERED AT ALL SANITARY SEWER AND STORM DRAIN CROSSINGS.

CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

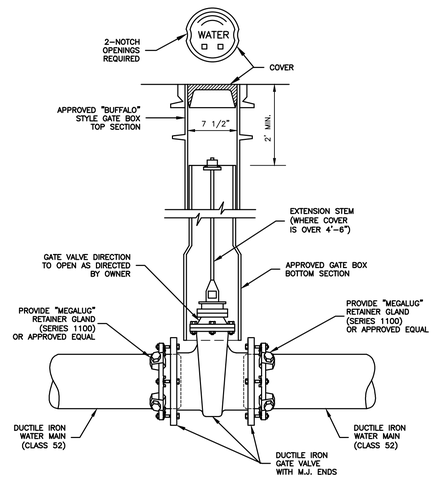


NOTES:
1. D=INSIDE DIAMETER OF PIPE.
2. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
3. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.

TRENCH DETAIL: SANITARY SEWER PIPE
NOT TO SCALE

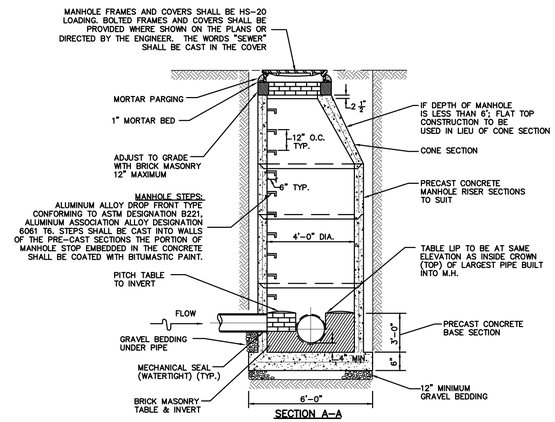


FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

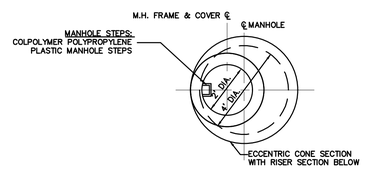


12" OR LESS VERTICAL GATE VALVE & GATE BOX
NOT TO SCALE

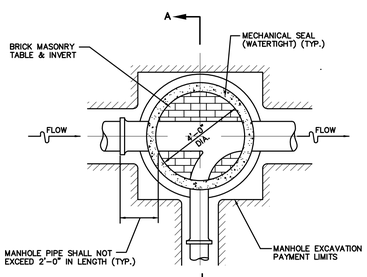
SANITARY MANHOLE NOTES
1. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALL OF STRUCTURE.
2. CONTRACTOR SHALL MORTAR IN LIFTING HOLES.
3. MANHOLE COVERS SHALL HAVE THE WORDS "SEWER" CAST INTO THE CENTER IN 3" LETTERS.
4. THE OUTSIDE OF MANHOLE STRUCTURES SHALL BE PAINTED WITH 2 COATS OF BITUMINOUS MATERIAL.



SECTION A–A



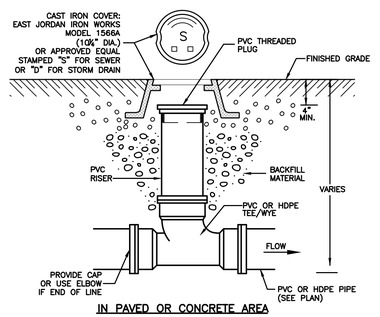
PLAN–CONE SECTION



PLAN–INVERT TABLE

SANITARY MANHOLE DETAIL
NOT TO SCALE

IN GRASS AREAS WITH NO TRAFFIC LOADING

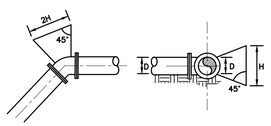


IN PAVED OR CONCRETE AREA

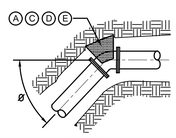
TYPICAL CLEAN-OUT DETAIL
NOT TO SCALE

SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL								
AREAS SHOWN ARE BASED ON 100 PSI TEST PRESSURE (SEE NOTE BELOW)								
REACTION TYPE	PIPE SIZE							
	4"	6"	8"	10"	12"	16"	18"	24"
A 90° BEND	0.9	2.2	3.9	5.6	8.6	15.4	18.0	34.6
B TEE OR CAP	0.7	1.6	2.8	4.2	6.1	10.9	13.9	24.5
C 45° BEND	0.5	1.2	2.1	3.0	4.7	8.3	9.7	18.8
D 22½° BEND	0.3	0.6	1.1	1.5	2.4	4.3	5.0	9.6
E 11¼° BEND	0.1	0.3	0.5	0.8	1.2	2.1	2.5	4.8
OTHER TEST PRESSURES FOR THE ABOVE REACTIONS	SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTIONAL TO THE ABOVE TABLE. FOR INSTANCE, AT 200 PSI TEST PRESSURE THE ABOVE NUMBERS DOUBLE. THE ABOVE NUMBERS REPRESENT MINIMUM ALLOWABLE SIZES FOR THRUST BLOCKS							

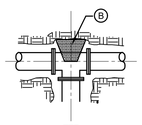
NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL CAPS BEFORE POURING THRUST BLOCK.
4. REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF ONE TON PER SQUARE FOOT, AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
5. TEST PRESSURE FOR WATER MAINS SHALL BE 200 PSI. ALL BEARING NUMBERS ABOVE SHALL BE MULTIPLIED BY 2.



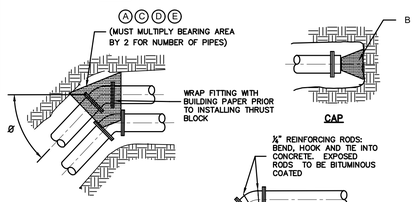
MINIMUM THRUST BLOCK DIMENSION REQUIREMENTS



ELBOW

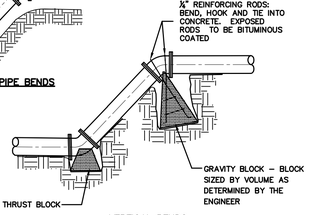


TEE



DUAL PIPE BENDS

CAP



VERTICAL BENDS

THRUST BLOCK DETAILS & DIMENSIONS
NOT TO SCALE

No.	DATE	REVISION
1.	8/13/2025	REVISED ENTRANCE AND PER TOWN

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

STATE OF CONNECTICUT ROBERT A. DELUCA 18286 LICENSED PROFESSIONAL ENGINEER

33, 59, & 67 Prospect Street
Putnam, Connecticut

Preacher's Hill Condominiums
Prepared for
Jackson Consulting, LLC

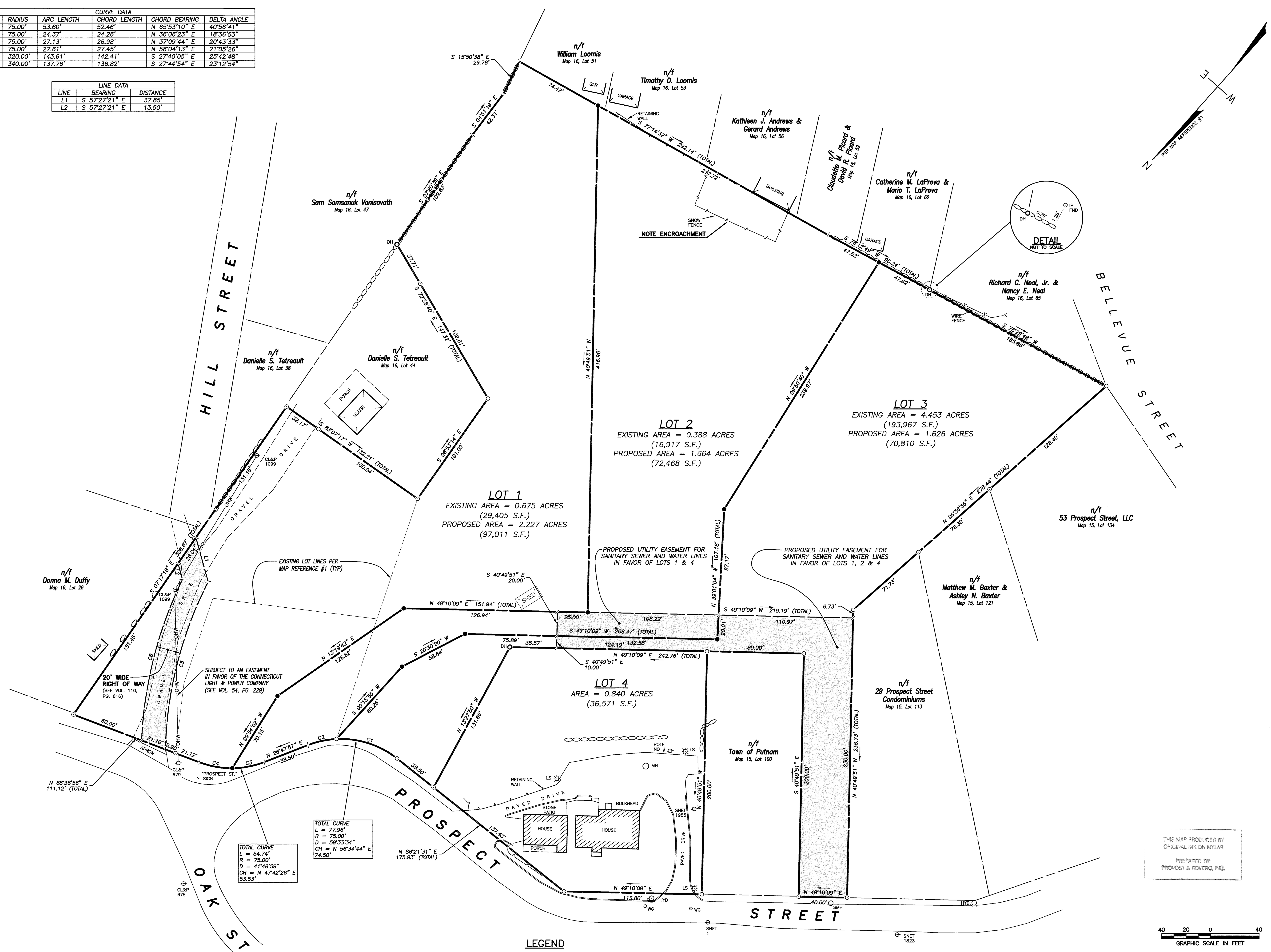
Water & Sanitary Details

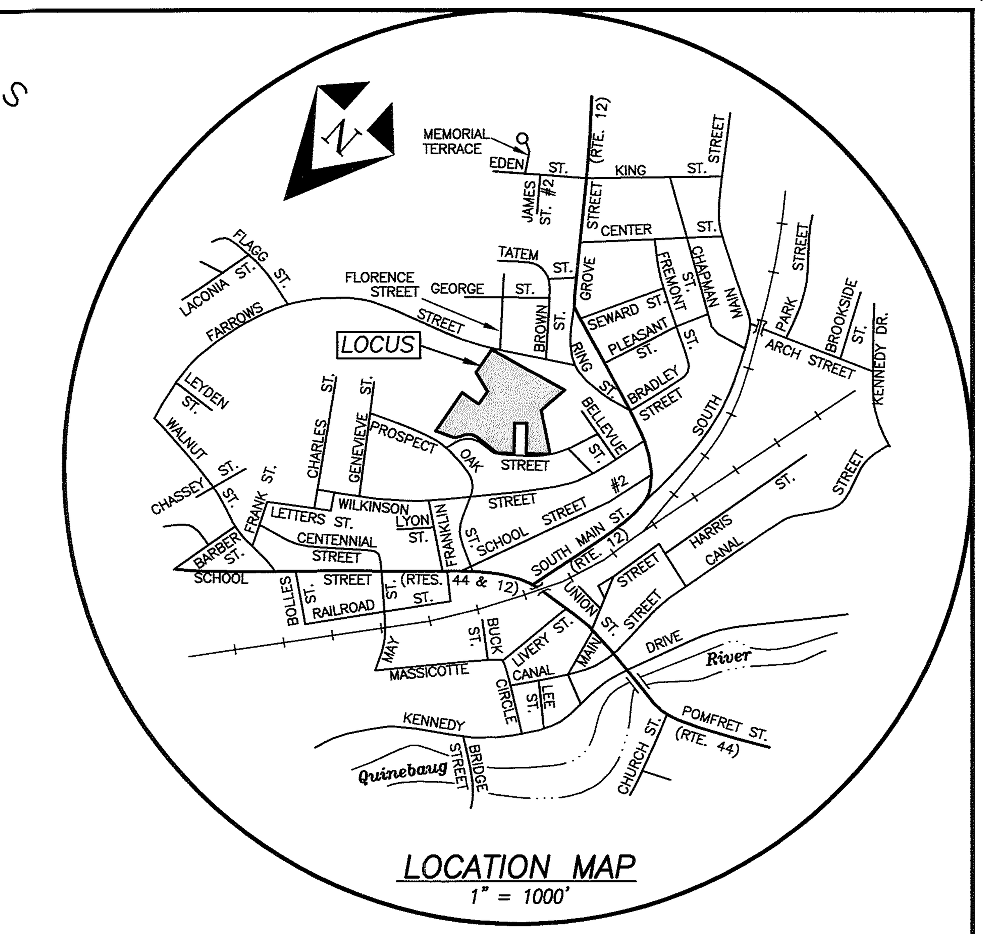
Project No. CLA-8010
Proj. Engineer R.A.D.
Date: 7/15/2025
Sheet No. 10

CLA

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	53.60'	52.46'	N 65°53'10" E	40°56'41"
C2	75.00'	24.37'	24.26'	N 36°06'23" E	18°36'53"
C3	75.00'	27.13'	26.98'	N 37°09'44" E	20°43'33"
C4	75.00'	27.61'	27.45'	N 58°04'13" E	21°05'26"
C5	320.00'	143.61'	142.41'	S 27°40'05" E	25°42'48"
C6	340.00'	137.76'	136.82'	S 27°44'54" E	23°12'54"

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 57°27'21" E	37.85'
L2	S 57°27'21" E	13.50'





LEGEND

○	IRON PIN
●	IRON PIN TO BE SET
DH	DRILL HOLE FOUND
Ø	UTILITY POLE
HYD	FIRE HYDRANT
WG	WATER GATE
MH	MAN HOLE
LS	LIGHT POST
	STONE WALL
	STONE WALL REMAINS
—OHW—	OVERHEAD WIRES

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 as amended on October 26, 2018;

   This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey and is subject to such changes as an accurate field survey may disclose.

   – This survey conforms to a Class "A–2" horizontal accuracy.

   – Survey Type: Compilation Plan.

2. The intent of this plan is to show the adjustment of existing lot lines in an approved subdivision (Map Reference #1).
3. The subject properties are located in the R–10 zone.
4. Owner of record: 53 Prospect Street, LLC, P.O. Box 191, Plainfield, CT 06374

MAP REFERENCES:

1. "Subdivision Map – Prepared for – Judith S. Rovero – Prospect Street – Putnam, Connecticut – Scale: 1" = 40' – Dated: 10/09/2006, Revised: 12/12/2006 – Sheet 2 of 6 – Provost & Rovero, Inc."

THIS MAP PRODUCED BY ORIGINAL INK ON MYLAR
PREPARED BY: PROVOST & ROVERO, INC.

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

[signature] 7/12/23

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

STATE OF CONNECTICUT DAVID J. HELD 24267 LICENSED LAND SURVEYOR

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

REVISIONS	
DATE	DESCRIPTION

DATE: 5/22/2023	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 1 OF 1	CHK BY: ---
DWG. No: Client File	JOB No: 203099

COMPILATION PLAN SHOWING LOT LINE ADJUSTMENTS

PREPARED FOR

53 PROSPECT STREET, LLC

PROSPECT STREET
PUTNAM, CONNECTICUT

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\203099\Drawings\BLA.dwg Jul 12, 2023 – 12:18 PM

Received 7-12-2023 @ 3:06 pm Christine M. Bright, Town Clerk

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

August 13, 2025

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

RE: Preacher's Hill Condominiums
33, 59, & 67 Prospect Street
CLA-8010

Dear Bruce,

In response to your comments, please see below:

1) *The Peacher Hill map is certified to Class D, a zoning certification map needs to be a Class A-2. No map in the set shows bearings and distances.*
Attached is recent property survey map on file that we are now referencing on sheet 1.
2) *The Sewer line from the north bldg. must go around the south bldg.*
Plans revised accordingly.
3) *There is no information for SMH 3 & 4, grades on plan, and not shown on the cross section*
Plans revised accordingly.
4) *Water volume should be good; water pressure should be tested. May require a pump.*
Noted, no revision necessary.
5) *WPCA wants water connections, meters and shut offs for each unit in a separate room access from exterior by the water co.*
Note added to plan accordingly.
6) *Proposed landscape buffer is in a proposed drainage swale west side of drive sta. 3+50-5+50*
As discussed, swale is minimal depth and will not affect plantings.
7) *Southerly stormwater basin needs contour labels*
Plan revised accordingly.
8) *No Stormwater basin details*
Provided.
9) *No rock outcropping or slopes greater than 15% labeled*
Slopes greater than 15% added to sheet 1. After observation of area to be developed, no clear rock outcroppings were distinguishable from surface boulders.
10) *Test pits and soil types are not shown*
Test pits are shown on Sheet 5. Soil types added to sheet 1.
11) *The project has no recreation area.*
Gazebo and observation benches added.
12) *Define common area for association*

Will be identified in Condominium documents. We will request a waiver to provide Condominium documents as a condition of approval.

13) *Plant landscape buffer along Brooks property line*
Landscaping was added accordingly in addition to maintaining existing vegetation in this area.

14) *Vehicle turn around area near One Way/Do Not Enter signs*
Added to plan.

15) *Sec 703 C. 9. d. Density computations*
Will be identified in Condominium documents. We will request a waiver to provide Condominium documents as a condition of approval.

g. Open space and recreation
Will be identified in Condominium documents. We will request a waiver to provide Condominium documents as a condition of approval.

k. Documents and details
Will be identified in Condominium documents. We will request a waiver to provide Condominium documents as a condition of approval.

l. Ownership areas
Will be identified in Condominium documents. We will request a waiver to provide Condominium documents as a condition of approval.

m. Condo. Docs.
Will be identified in Condominium documents. We will request a waiver to provide Condominium documents as a condition of approval.

Other:

1) Based on our conversation, additional parking was added to make a total of 52 spaces.

2) We formally request a waiver from Section 703 C.9.d, g, k, l and m to allow condominium documents to be provided as a condition of approval.

Please contact me with any questions.

Sincerely,



Robert A. DeLuca, P.E.

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
015-083	015-083	015-083-000	36 PROSPECT ST	YOUNG THOMAS MICHAEL		36 PROSPECT ST		PUTNAM	CT	06260
015-094	015-094	015-094-000	32 PROSPECT ST	SMITH WITHERSPOON JORDAHN C & WITHERSPOON PRISCILL		32 PROSPECT ST		PUTNAM	CT	06260
015-100	015-100	015-100-000	43 PROSPECT ST	PUTNAM TOWN OF	FORMER WATER TANK	WPCA	200 SCHOOL ST	PUTNAM	CT	06260
015-110	015-110	015-110-000	28 PROSPECT ST	REESE JULIAN		28 PROSPECT ST APT 2		PUTNAM	CT	06260
015-113	015-113	015-113-000	29 PROSPECT ST	29 PROSPECT STREET CONDOMINIUMS		29 PROSPECT ST		PUTNAM	CT	06260
015-113	015-113	015-113-00A	29 PROSPECT ST #A	JEW INVESTMENTS LLC		31 BERRYFIELD RD		YARMOUTH	ME	04096
015-113	015-113	015-113-00B	29 PROSPECT ST #B	MEADOW VIEW LLC		190 EAST MEADOW RD		MIDDLETOWN	RI	02842
015-121	015-121	015-121-000	25 PROSPECT ST	BAXTER MATTHEW M & ASHLEY N		25 PROSPECT ST		PUTNAM	CT	06260
015-134	015-134	015-134-000	17 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
015-147	015-147	015-147-000	28 RING ST	PRICE JOHN M & KERRI L		28 RING ST		PUTNAM	CT	062660
016-031	016-031	016-031-000	58 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
016-032	016-032	016-032-000	67 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
016-035	016-035	016-035-000	59 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
016-041	016-041	016-041-000	53-55 PROSPECT ST	BROOKS BENJAMIN		53 PROSPECT ST		PUTNAM	CT	06260
016-056	016-056	016-056-000	22 FARROWS ST	ANDREWS GERARD C & KATHLEEN J		22 FARROWS ST		PUTNAM	CT	06260
016-059	016-059	016-059-000	18 FARROWS ST	PICARD CLAUDETTE M & DAVID R		18 FARROWS ST		PUTNAM	CT	06260
016-062	016-062	016-062-000	14 FARROWS ST	LAPROVA CATHERINE M & MARIO TR		14 FARROWS ST		PUTNAM	CT	06260
016-065	016-065	016-065-000	8 BELLEVUE ST	NEAL RICHARD C JR & NANCY E		10 FARROWS ST		PUTNAM	CT	06260
016-069	016-069	016-069-000	10 FARROWS ST	NEAL NANCY E & RICHARD C JR		10 FARROWS ST		PUTNAM	CT	06260
016-078	016-078	016-078-000	34 RING ST	VITALE DAVID J & MARY E & PETER D		227 RIVER RD		PUTNAM	CT	06260
016-079	016-079	016-079-000	4 FARROWS ST	BEDARD BERNARD G JR		4 FARROWS ST		PUTNAM	CT	06260

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
016-023	016-023	016-023-000	86 PROSPECT ST	CRACCO ELIZABETH J & MORRILL MICHAEL		86 PROSPECT ST		PUTNAM	CT	06260-
016-026	016-026	016-026-000	97 PROSPECT ST	DUFFY DONNA M		56 MARK TWAIN LN		ROTONDA WEST	FL	33947
016-029	016-029	016-029-000	49 GENEVIEVE ST	LARKIN KENNETH P		PO BOX 19898		JOHNSTON	RI	02919
016-031	016-031	016-031-000	58 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
016-032	016-032	016-032-000	67 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
016-038	016-038	016-038-000	63 HILLSIDE ST	TETREAULT DANIELLE S		73 PROSPECT ST		PUTNAM	CT	06260
016-041	016-041	016-041-000	53-55 PROSPECT ST	BROOKS BENJAMIN		53 PROSPECT ST		PUTNAM	CT	06260
016-044	016-044	016-044-000	73 PROSPECT ST	TETREAULT DANIELLE S		73 PROSPECT ST		PUTNAM	CT	06260
016-046	016-046	016-046-000	44-48 FARROWS ST	LOPEZ FRANCISCO R		34 JOHN WILLIAMS ST		ATTLEBORO	MA	02703
016-047	016-047	016-047-000	40 FARROWS ST	VANISAVATH SAM SOMSANUK		40 FARROWS ST		PUTNAM	CT	06260
016-048	016-048	016-048-000	33 PROSPECT ST	53 PROSPECT STREET LLC		PO BOX 191		PLAINFIELD	CT	06374
016-050	016-050	016-050-000	85 FARROWS ST	LAMONDY DENNIS R		8070 RACHEL WYND RD NE		LELAND	NC	28451-7583
016-051	016-051	016-051-000	28 FARROWS ST	LOOMIS WILLIAM		35 MCINTYRE RD		CHARLTON	MA	01507-5125
016-053	016-053	016-053-000	26 FARROWS ST	LOOMIS TIMOTHY D		26 FARROWS ST		PUTNAM	CT	06260
016-054	016-054	016-054-000	29 FARROWS ST	FETRAS DIANE M LIFE USE		29 FARROWS ST		PUTNAM	CT	06260
016-055	016-055	016-055-000	8 FLORENCE ST	K&G PROPERTY MANAGEMENT LLC		2 MARCY LANE		NORTH GROSVENORDALE	CT	06255
016-056	016-056	016-056-000	22 FARROWS ST	ANDREWS GERARD C & KATHLEEN J		22 FARROWS ST		PUTNAM	CT	06260

LETTER OF TRANSMITTAL

CLA Engineers, Inc.

Civil • Structural • Surveying
317 MAIN STREET
NORWICH, CT 06360
860-886-1966 Fax 860-886-9165

DATE: 7-16-25
JOB NO: CLA-8010
FROM: Robert DeLuca, P.E.
RE: 33, 59 & 67 Prospect Street
Putnam, CT

To: Bruce Fitzback, L.S., Land Use Director/ZEO
Town of Putnam
200 School Street
Putnam, CT 06260

WE ARE SENDING YOU THE FOLLOWING ITEMS BY HAND:

[ ] Shop drawings [ ] Prints **[X] Plans** [ ] Specifications

[ ] Copy of letter [ ] Change order [X] Other:

COPIES	DATE	NO.	DESCRIPTION
1			Waiver Letter
1			Construction Schedule

THESE ARE TRANSMITTED AS CHECKED BELOW:

[XX] For approval [ ] Approved as submitted [ ] Resubmit ____ copies for approval

[ ] For your use [ ] Approved as noted [ ] Submit ____ copies for distribution

[ ] As requested [ ] Returned [ ] Return ____ corrected prints

[ ] For review and comment

REMARKS:

COPY TO:

SIGNED: _____
Robert DeLuca, P.E.

If enclosures are not as noted, kindly notify us at once.

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 16, 2025

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

RE: Special Permit Criteria Statement
33, 59, & 67 Prospect Street
CLA-8010

Dear Bruce,

On behalf of the applicant for the above referenced application, we are requesting a waiver from Section 114.C.2.a – traffic report – for the following reason:

Due to the low density of build-out in the surrounding neighborhood, observable vehicular traffic is not significant or near capacity. The proposed development would potentially increase peak hour traffic by 40-50 trips based on the proposed number of units and parking spaces available. This would have a negligible impact on existing street traffic capacity.

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

Sincerely,



Robert A. DeLuca, P.E.

Preacher's Hill Condominiums

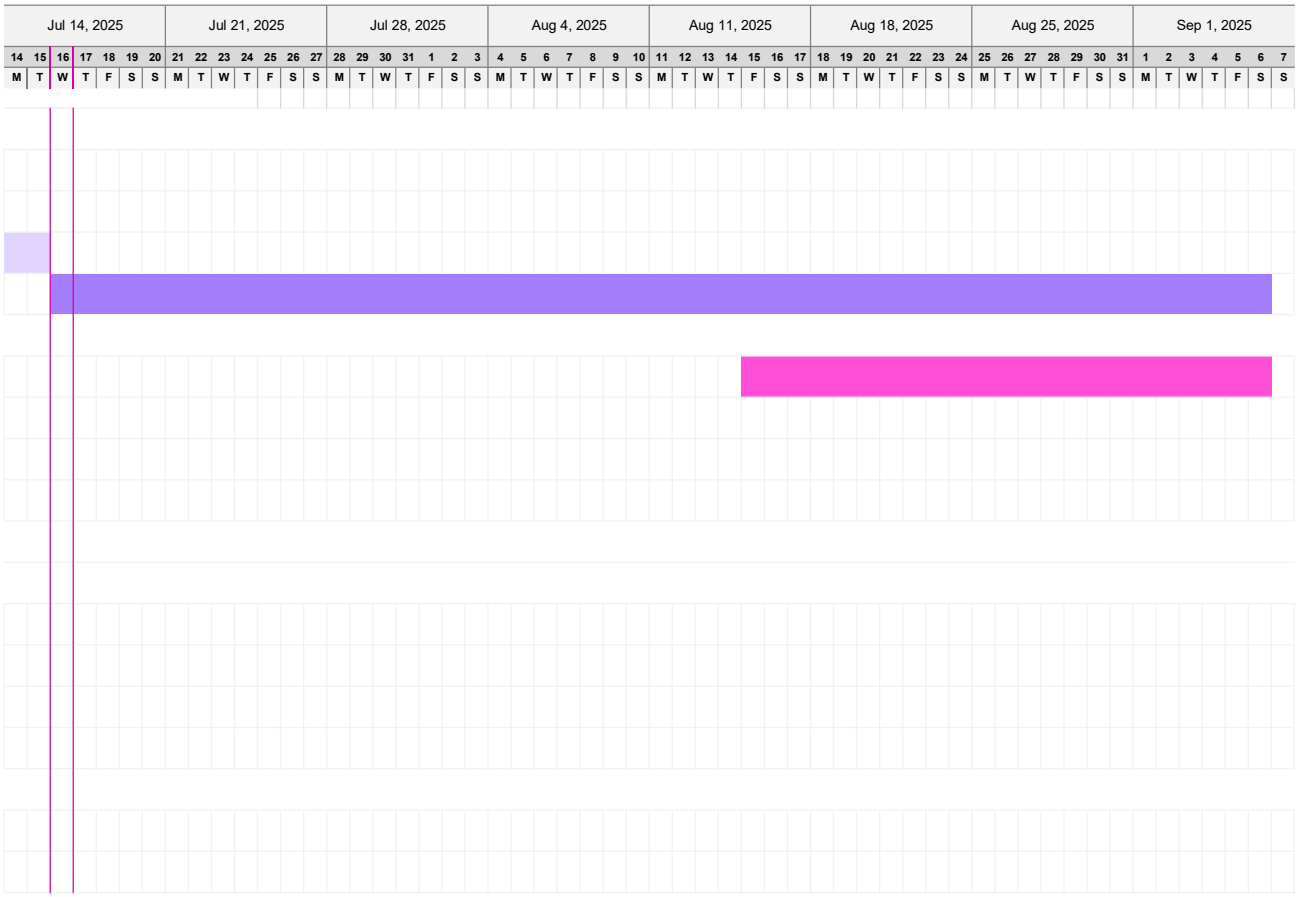
Jackson Consulting, LLC

Project start: Tue, 7/15/2025

Display week: 1

TASK	ASSIGNED TO	PROGRESS	START	END
Design & Entitlement				
Secure Land Option		100%	8/1/24	8/1/24
Due Diligence		100%	8/2/24	1/15/25
Conceptual Design		100%	1/15/25	7/15/25
Special Permitting		0%	7/16/25	9/15/25
Pre-Construction				
Secure Financing		0%	8/15/25	9/15/25
Finalize Design		0%	9/16/25	10/15/25
Bid Solicitation		0%	10/16/25	11/15/25
Contractor Selection		0%	11/15/25	11/30/25
Building Permitting		0%	10/15/25	11/30/25
Construction				
Site Work		0%	9/16/25	11/15/25
Building 1		0%	11/16/25	5/30/26
Building 2		0%	4/1/26	9/30/26
Landscaping/Site Stabilization		0%	8/1/26	9/30/26
Sales and Stabilization				
Sales		0%	4/1/26	9/30/26
Warranty Period		0%	5/30/26	9/30/27

Insert new rows ABOVE this one



TOWN OF PUTNAM

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

MEMORANDUM

To: Planning and Zoning Commission **Date:** August 15, 2025

From: Bruce Fitzback,

RE: **Disposition of Surplus Real Estate**

I'm writing today to request your review and recommendation concerning the properties listed below. The Town of Putnam owns numerous properties which appear to have no practical use for the Town. The procedure within the Town Ordinance Regarding the Disposition of Surplus Real Estate states.

> The Board of Selectmen shall consult with other Town agencies including without limitation the Superintendent of schools, the Highway Superintendent, the Recreation Director, the Recreation Committee, Redevelopment Agency, and the Planning Commission to determine whether the property has any potential use for Town purposes.

Please provide an written email indicating whether or not there may be potential use for any of the properties and or a recommendation concerning the dispositions of listed properties.
Please respond by September 8th.
Below is the August 2025 List of Town Property for the current review and attached is location mapping for each site.

The following nine lots are presented for your consideration:

7 Addison Street
174 Park Road
33 Sabin Street
342 South Main St.
21 Vine Street
57 Walnut Street

Thank you in advance for your attention to this matter.
Please feel free to contact me with any questions.

Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Office: 860-963-6800, x 114
Email: Bruce.Fitzback@putnamct.us

7 Addison St

Putnam, CT

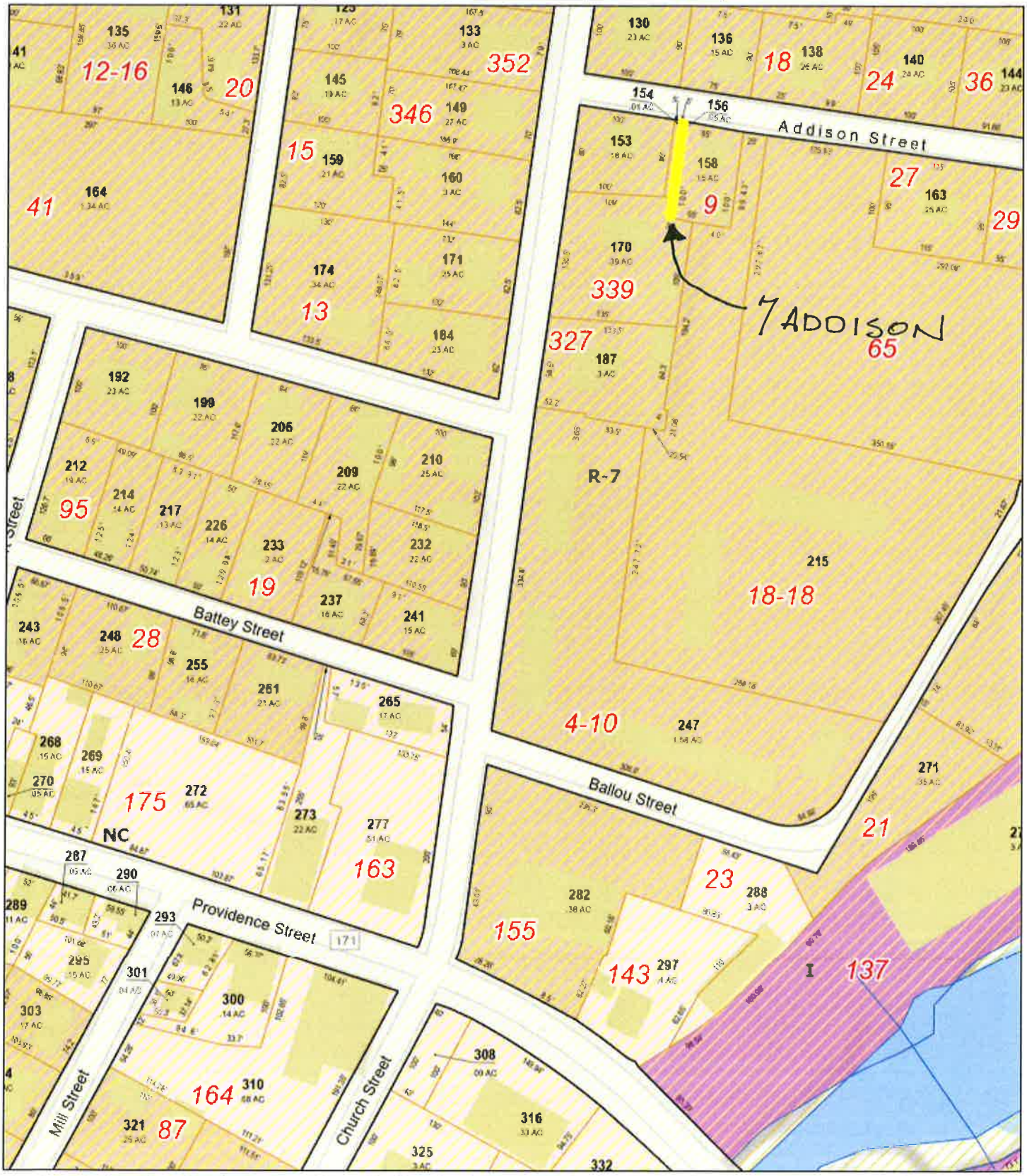
1 inch = 141 Feet

0 141 282 423

March 21, 2024

CAI Technologies

www.cai-tech.com



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.

Property Location 7 ADDISON ST | Map ID 007/ / 156/ 000/ | State Use 901V
Vision ID 570 | Account # 003354 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-11-2025 5:55:40 P

CURRENT OWNER

PUTNAM TOWN OF
VACANT LAND 5'X100'
200 SCHOOL ST

PUTNAM CT 06260-

SUPPLEMENTAL DATA

Alt Prcl ID	007/014-00	490	
Survey		ECZ	
Traffic	Light	NBHD Gro	
Census	9031	NHBD	Addison
District	1	Unsold Co	E:
GIS ID	007-156	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VACANT	500	200	100
		Total 200	100

6116
PUTNAM, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM TOWN OF	0109	0709	04-15-1980	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	500	100	2024	500	100	2023	500	100
	Total	100		Total	100		Total	100

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES

REFERENCE NUMBER

BUILDING NOTES

VACANT LAND 5'X100'

APPRAISED VALUE SUMMARY

Appraised Building Value	0
Appraised Extra Features Value	0
Appraised Outbuilding Value	0
Appraised Land Value	200
Valuation Method	C
Total Appraised Parcel Value	200

BUILDING PERMITS

Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT HISTORY

Date	Id	Cd	Purpose/Result
05-15-2024	VA	30	Field Review
11-28-2007	AD	99	VACANT

LAND VALUATION

Building #	Use Code	Description	Land Units		Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment		Land Value
1	901V	Town Land	0.050	AC	4,000.00	4,000.00	1.00000	0	1.00	0040	1.000		1.0000	200
		Parcel Total Land Area	0.05										Total Land Value	200

Property Location 7 ADDISON ST
Vision ID 570

Map ID 007/ / 156/ 000/
Account # 003354

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

State Use 901V
Print Date 08-11-2025 5:55:40 P

CONSTRUCTION DETAIL

Element	Code	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	0

No Sketch



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING AREA

Code	Description	Living Area	Floor Area
	Total Gross	0	0

174 Park St

Putnam, CT

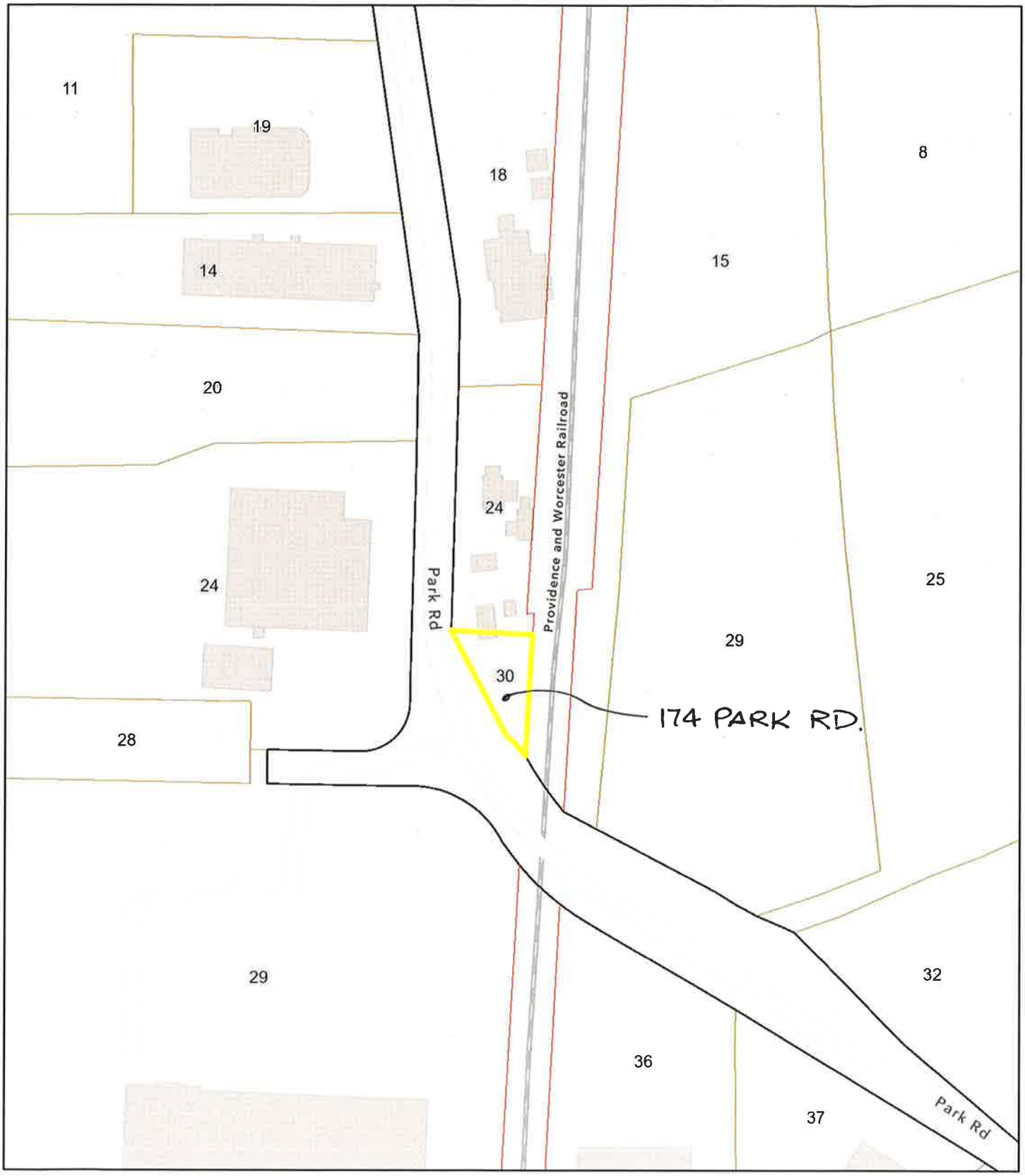
1 inch = 200 Feet

August 15, 2025

0 200 400 600

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Precision Mapping. Geospatial Solutions

www.cai-tech.com



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Property Location 174 PARK RD | Map ID 045/ / 030/ 000/ | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | State Use 901V
Vision ID 3326 | Account # 003324 | Print Date 08-12-2025 1:21:15 A

CURRENT OWNER

PUTNAM TOWN OF

200 SCHOOL ST

PUTNAM CT 06260

SUPPLEMENTAL DATA

Alt Prcl ID	117/033-00	490	
Survey		ECZ	YES
Traffic	Light	NBHD Gro	
Census	9032	NHBD	Town
District	2	Unsold Co	E:
GIS ID	045-030	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VACANT	500	400	300
		Total 400	300

6116

PUTNAM, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM TOWN OF	0203	0052	05-22-1990	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	500	300	2024	500	300	2023	500	200
	Total	300		Total	300		Total	200

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES

REFERENCE NUMBER

BUILDING NOTES

undbuildable per B&Z 2021

APPRAISED VALUE SUMMARY

Appraised Building Value	0
Appraised Extra Features Value	0
Appraised Outbuilding Value	0
Appraised Land Value	400
Valuation Method	C
Total Appraised Parcel Value	400

BUILDING PERMITS

Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT HISTORY

Date	Id	Cd	Purpose/Result
05-15-2024	VA	30	Field Review
07-27-2018	DB	99	VACANT
02-27-2008	AD	99	VACANT

LAND VALUATION

Building #	Use Code	Description	Land Units		Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment		Land Value
1	901V	Town Land	0.120	AC	4,000.00	4,000.00	1.00000	0	1.00	2	0.900		1.0000	400
Parcel Total Land Area	0.12												Total Land Value	400

Property Location 174 PARK RD
Vision ID 3326

Map ID 045/ / 030/ 000/
Account # 003324
Bldg # 1
Sec # 1 of 1
Card # 1 of 1

State Use 901V
Print Date 08-12-2025 1:21:16 A

CONSTRUCTION DETAIL

Element	Code	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	0

No Sketch



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING AREA

Code	Description	Living Area	Floor Area
	Total Gross	0	0

33 Sabin Street

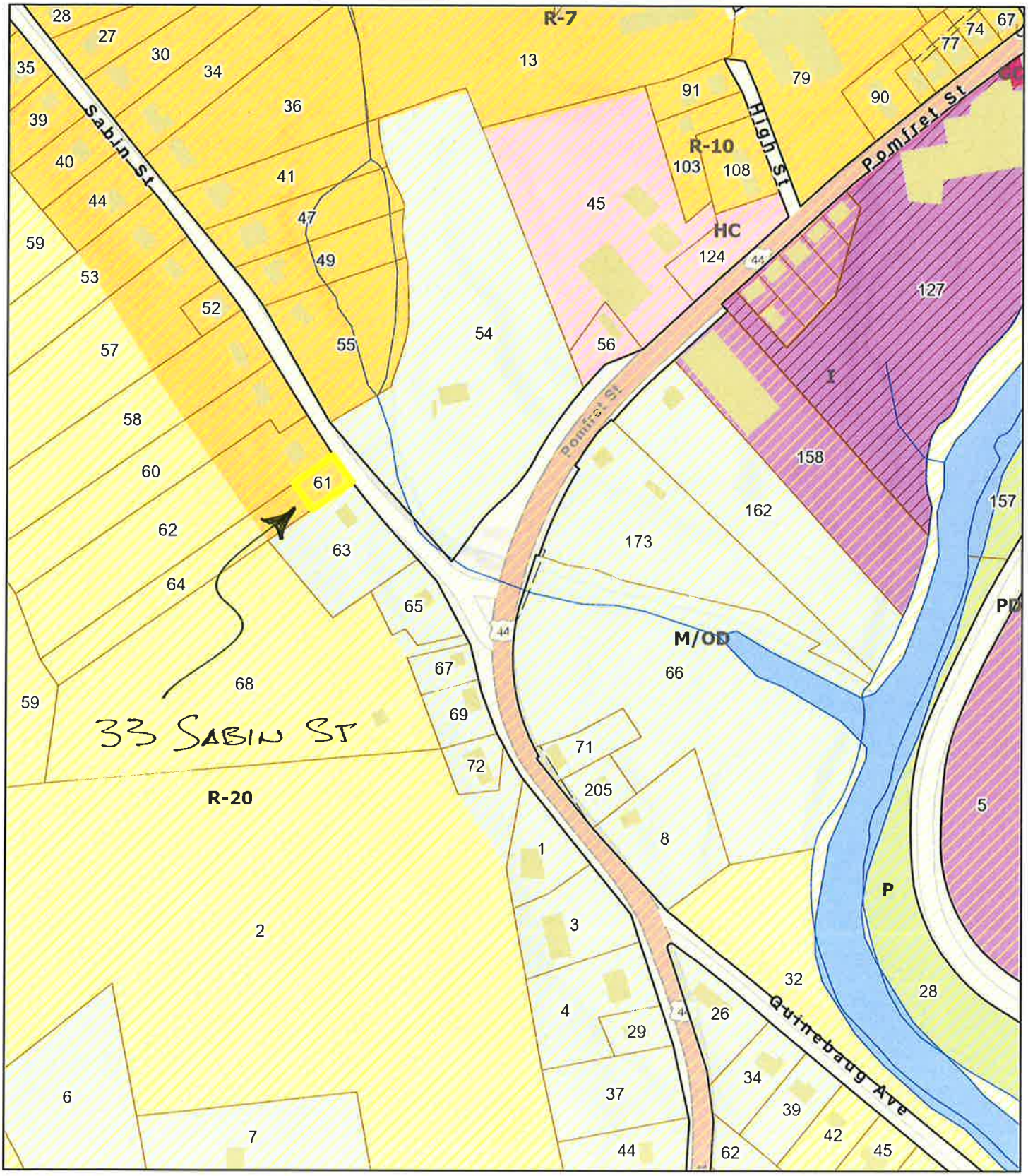
Putnam, CT

1 inch = 280 Feet

0 280 560 840

March 21, 2024

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Precision Mapping Geospatial Solutions
www.cai-tech.com



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Property Location 33 SABIN ST | Map ID 014/ / 061/ 000/ | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | State Use 901V
Vision ID 2039 | Account # 003376 | Print Date 08-11-2025 9:59:13 P

CURRENT OWNER

PUTNAM TOWN OF
FKA BEAUDRY PROP
200 SCHOOL ST

PUTNAM CT 06260

SUPPLEMENTAL DATA

Alt Prcl ID	024/010-00	490	
Survey		ECZ	
Traffic	Light	NBHD Gro	
Census	9031	NHBD	Lower Sabin
District	1	Unsold Co	E:
GIS ID	014-061	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VACANT	500	600	400
		Total 600	400

6116
PUTNAM, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM TOWN OF	73	147	03-12-1963	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	500	400	2024	500	400	2023	500	300
	Total	400		Total	400		Total	300

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES

REFERENCE NUMBER

BUILDING NOTES

APPRAISED VALUE SUMMARY

Appraised Building Value	0
Appraised Extra Features Value	0
Appraised Outbuilding Value	0
Appraised Land Value	600
Valuation Method	C
Total Appraised Parcel Value	600

BUILDING PERMITS

Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT HISTORY

Date	Id	Cd	Purpose/Result
05-15-2024	VA	30	Field Review
04-02-2008	AD	99	VACANT

LAND VALUATION

Building #	Use Code	Description	Land Units		Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment		Land Value
1	901V	Town Land	0.150	AC	4,000.00	4,000.00	1.00000	0	1.00	0040	1.000		1.0000	600
		Parcel Total Land Area	0.15										Total Land Value	600

Property Location 33 SABIN ST
Vision ID 2039

Map ID 014/ / 061/ 000/
Account # 003376

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

State Use 901V
Print Date 08-11-2025 9:59:14 P

CONSTRUCTION DETAIL

Element	Code	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	0

No Sketch



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING AREA

Code	Description	Living Area	Floor Area
	Total Gross	0	0

342 South Main Street & 21 Vine Street

Putnam, CT

1 inch = 280 Feet

0 280 560 840

March 21, 2024

CAI Technologies

www.cai-tech.com



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Property Location 342 SO MAIN ST | Map ID 020/ / 143/ 000/ | State Use 901V
Vision ID 2084 | Account # 003355 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-11-2025 10:06:23

CURRENT OWNER

PUTNAM TOWN OF
VACANT LAND
200 SCHOOL ST

PUTNAM CT 06260

SUPPLEMENTAL DATA

Alt Prcl ID	026/025-00	490	
Survey		ECZ	
Traffic	Light	NBHD Gro	
Census	9031	NHBD	City
District	1	Unsold Co	E:
GIS ID	020-143	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VACANT	500	200	100
	Total	200	100

6116
PUTNAM, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM TOWN OF	0001	0001	01-01-1900	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	500	100	2024	500	100	2023	500	100
	Total	100		Total	100		Total	100

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES

REFERENCE NUMBER

BUILDING NOTES

UNBUILDABLE

APPRAISED VALUE SUMMARY

Appraised Building Value	0
Appraised Extra Features Value	0
Appraised Outbuilding Value	0
Appraised Land Value	200
Valuation Method	C
Total Appraised Parcel Value	200

BUILDING PERMITS

Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT HISTORY

Date	Id	Cd	Purpose/Result
05-15-2024	VA	30	Field Review
06-01-2018	DB	99	VACANT
02-12-2008	AD	99	VACANT

LAND VALUATION

Building #	Use Code	Description	Land Units		Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment		Land Value
1	901V	Town Land	0.050	AC	4,000.00	4,000.00	1.00000	0	1.00	0040	1.000		1.0000	200
		Parcel Total Land Area	0.05										Total Land Value	200

Property Location 342 SO MAIN ST | Map ID 020/ / 143/ 000/ | State Use 901V
Vision ID 2084 | Account # 003355 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-11-2025 10:06:24

CONSTRUCTION DETAIL

Element	Code	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	0

No Sketch



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING AREA

Code	Description	Living Area	Floor Area
	Total Gross	0	0

342 South Main Street & 21 Vine Street

Putnam, CT

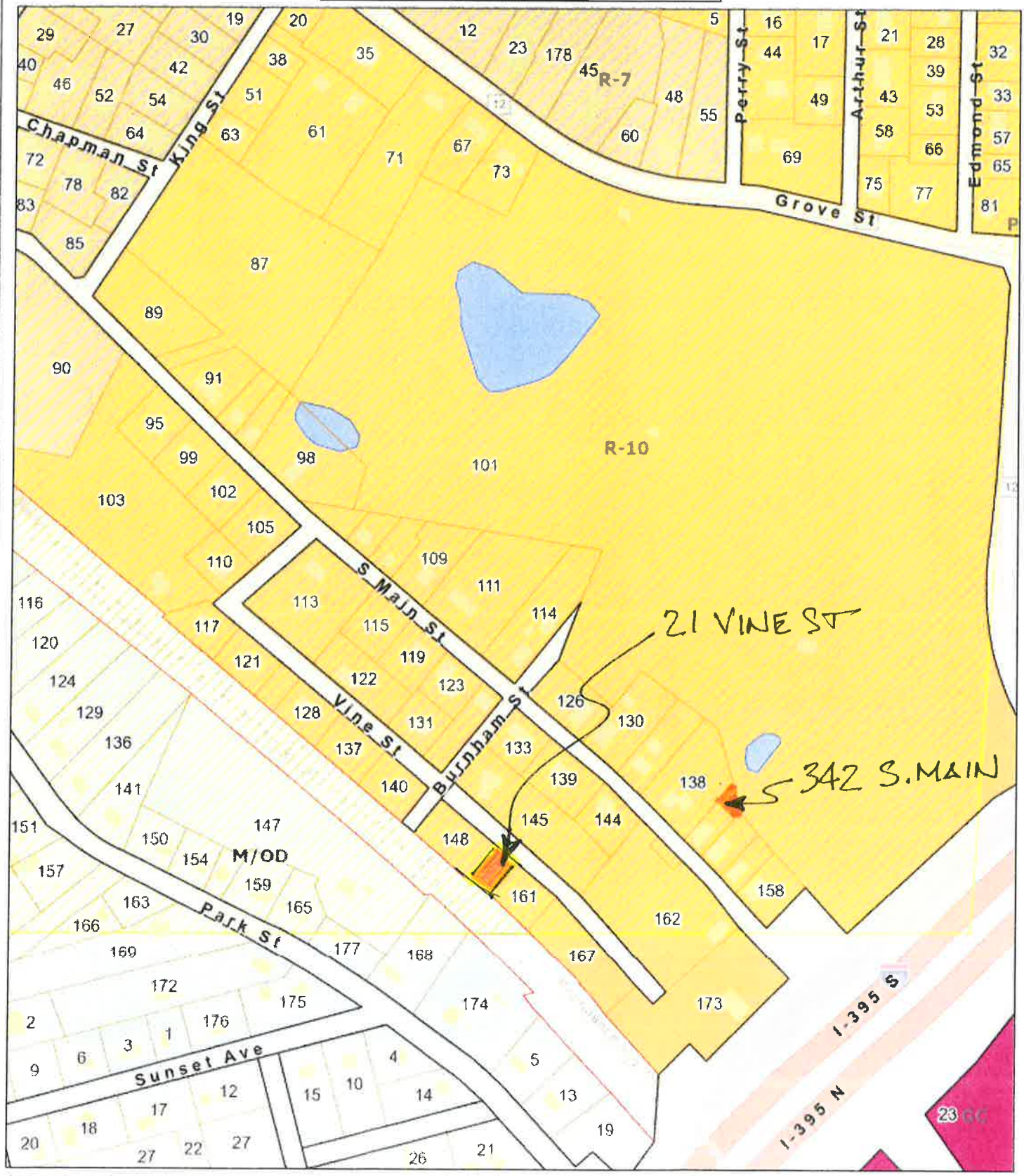
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March 21, 2024

CAI Technologies

www.cai-tech.com



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Property Location 21 VINE ST | Map ID 020/ / 155/ 000/ | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | State Use 901V
Vision ID 2115 | Account # 003385 | Print Date 08-11-2025 10:11:08

CURRENT OWNER	SUPPLEMENTAL DATA			
PUTNAM TOWN OF	Alt Prcl ID	026/052-00	490	
FORMER SMITH PROP	Survey		ECZ	
200 SCHOOL ST	Traffic	Light	NBHD Gro	
	Census	9031	NHBD	City
PUTNAM CT 06260	District	1	Unsold Co	E:
	GIS ID	020-155	Assoc Pid#	

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
VACANT	500	400	300
	Total	400	300

6116

PUTNAM, CT

VISION

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM TOWN OF	0001	0001	01-01-1900	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	500	300	2024	500	300	2023	500	100
	Total	300		Total	300		Total	100

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES

REFERENCE NUMBER

BUILDING NOTES

UNBUILDABLE

APPRAISED VALUE SUMMARY

Appraised Building Value	0
Appraised Extra Features Value	0
Appraised Outbuilding Value	0
Appraised Land Value	400
Valuation Method	C
Total Appraised Parcel Value	400

BUILDING PERMITS

Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT HISTORY

Date	Id	Cd	Purpose/Result
05-15-2024	VA	30	Field Review
06-01-2018	DB	99	VACANT
02-13-2008	AD	99	VACANT

LAND VALUATION

Building #	Use Code	Description	Land Units		Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment		Land Value
1	901V	Town Land	0.090	AC	4,000.00	4,000.00	1.00000	0	1.00	0040	1.000		1.0000	400
		Parcel Total Land Area	0.09										Total Land Value	400

Property Location 21 VINE ST
Vision ID 2115

Map ID 020/ / 155/ 000/
Account # 003385

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

State Use 901V
Print Date 08-11-2025 10:11:08

CONSTRUCTION DETAIL

Element	Code	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	0

No Sketch



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING AREA

Code	Description	Living Area	Floor Area
	Total Gross	0	0

57 Walnut Street

Putnam, CT

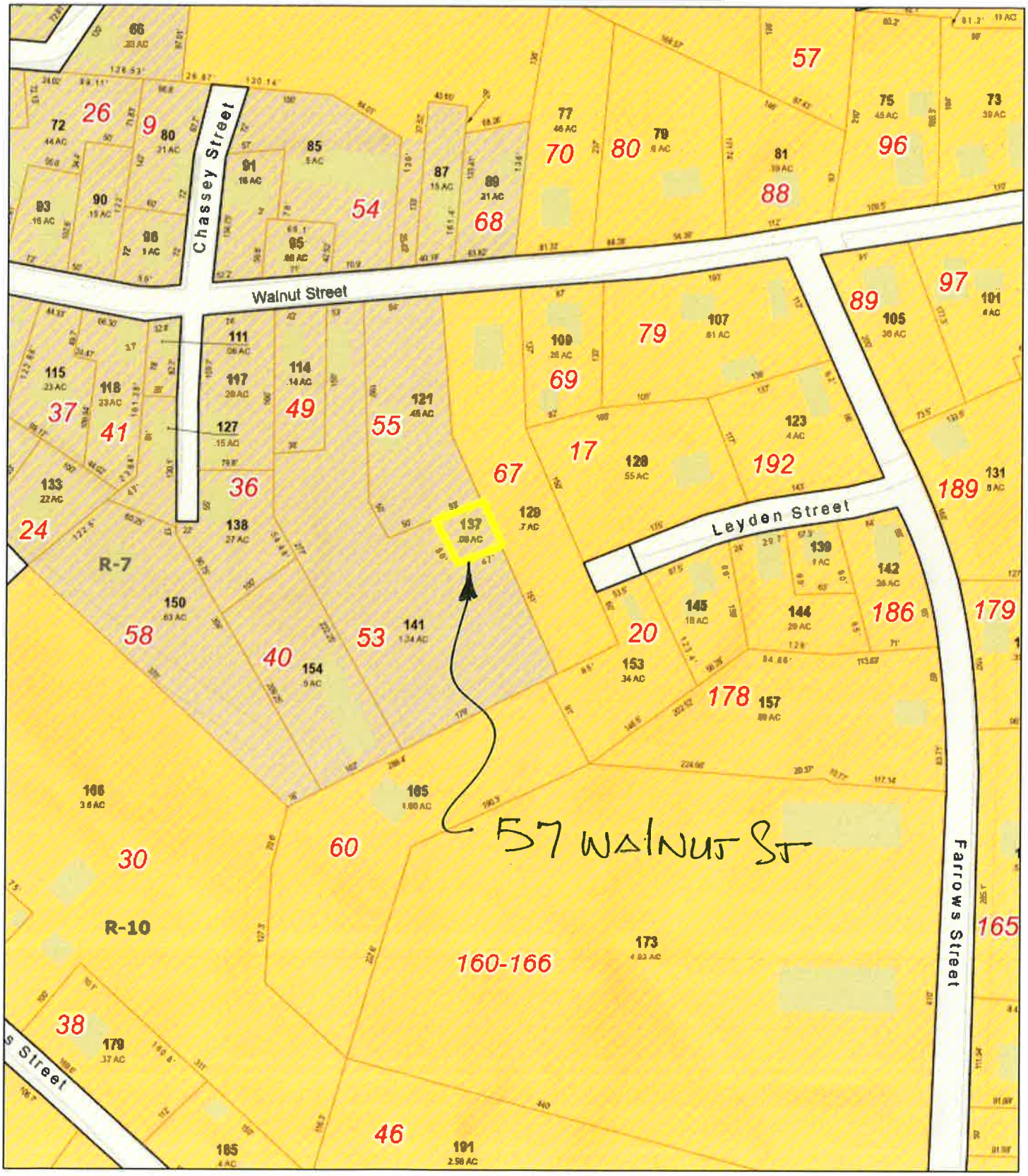
1 inch = 141 Feet

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March 21, 2024

CAI Technologies

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Property Location 57 WALNUT ST | Map ID 012/ / 137/ 000/ | State Use 901V
Vision ID 1355 | Account # 003351 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 08-11-2025 8:02:02 P

CURRENT OWNER

PUTNAM TOWN OF
VACANT LAND
200 SCHOOL ST

PUTNAM CT 06260

SUPPLEMENTAL DATA

Alt Prcl ID	016/022-00	490	
Survey		ECZ	
Traffic	Light	NBHD Gro	
Census	9031	NHBD	City
District	1	Unsold Co	E:
GIS ID	012-137	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VACANT	500	200	100
		Total 200	100

6116
PUTNAM, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM TOWN OF	0001	0001	01-01-1900	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	500	100	2024	500	100	2023	500	100
	Total	100		Total	100		Total	100

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES

REFERENCE NUMBER

BUILDING NOTES

APPRAISED VALUE SUMMARY

Appraised Building Value	0
Appraised Extra Features Value	0
Appraised Outbuilding Value	0
Appraised Land Value	200
Valuation Method	C
Total Appraised Parcel Value	200

BUILDING PERMITS

Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT HISTORY

Date	Id	Cd	Purpose/Result
05-15-2024	VA	30	Field Review
06-29-2018	DB	99	VACANT
02-27-2008	AD	99	VACANT

LAND VALUATION

Building #	Use Code	Description	Land Units		Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment		Land Value
1	901V	Town Land	0.060	AC	4,000.00	4,000.00	1.00000	0	1.00	0030	0.900		1.0000	200
Parcel Total Land Area	0.06												Total Land Value	200

Property Location 57 WALNUT ST
Vision ID 1355

Map ID 012/ / 137/ 000/
Account # 003351

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

State Use 901V
Print Date 08-11-2025 8:02:03 P

CONSTRUCTION DETAIL

Element	Code	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	0

No Sketch



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING AREA

Code	Description	Living Area	Floor Area
	Total Gross	0	0

Guiding Principle #2: Celebrate and Support the Events, Organizations, and Infrastructure that Bring the Putnam Community Together

Introduction

Putnam's reputation as a "regional downtown" also distinguishes it as an important center of cultural activity in Connecticut's Northeast region. The events and celebrations located in and highlighting Downtown Putnam showcase the town's unique identity, pride, cultural relevance, and robust economic activity. Looking ahead over the next ten years, Putnam should continue to promote, **Celebrate and Support the Events, Organizations, and Infrastructure that Bring the Putnam Community Together.**

Community Facilities and Schools

The Town of Putnam boasts a vast amount of community programming and events that contribute to the high quality of life its residents enjoy today. Various parks, walking trails, and recreation facilities provide ample opportunities to enjoy the outdoors. Additionally, plentiful dining options, bars, boutiques, theaters, and art galleries, contribute to the town's healthy economy, as well as its status as a thriving industrial enterprise hub.



Putnam Town Hall

Source: Town of Putnam

The Town Hall, located on School Street, was recently renovated and the building houses all town departments. Also located on the town hall property is a multi-use field that serves

mathematics and literacy in English language arts to solidify a well-rounded educational experience for the town's school aged children.

Smarter Balanced Assessments
Met or Exceeded Expectations, 2023-24

	Math	ELA
Putnam School District	30%	42%
Statewide	44%	49%

Source: Advance CT 2025 Town Profile

The regional Hale YMCA Youth and Family Center is located on Technology Park Drive and also provides many community services to members of all ages such as swimming and water safety lessons, rental spaces, exercise classes, personal training and much more. The facility spans 40,000 square feet and connects to the town's River Trail via pedestrian and bicycle paths.



Source: ghymca.org

Much of Putnam is served by both water and sewer service. Water is provided by the Putnam Water Pollution Control Authority located on Kennedy Drive. Water provided to the town is sourced from Roseland Lake, the Park Street Well Field Facility and from the CT Water Company's Crystal Division located in Killingly (*Source: PWCA 2022 Annual Water Quality Report*). Efficient water and sewer services are key to public health and clean drinking water.

Putnam's WPCA provides an annual Water Quality Report that explains the town's water purification process and shares important information on the state of the town's water

The Parks and Recreation Department, in partnership with the Business Association, posts an annual schedule of events with year-round offerings. In 2025, the town held its 14th annual Fire & Ice Festival, a Valentine's Day ice block competition with a variety of food vendors and photo opportunities including a 30-foot inflatable igloo, character meet and greets, stilt-walking entertainment, a heart-shaped bonfire, dancing performances and more.





O'Putnam 5k road race



2025 Quiet Corner Pride Festival

For the remainer of the year, a plethora of festive events are planned which includes the state's largest annual Car Cruise, Trick-or-Treating, the annual Holiday Dazzle Light Parade and Gingerbread House Contest, food tasting events, the annual Great Pumpkin Festival, and many more.



17th Annual Holiday Dazzle Light Parade

The town's numerous athletic fields include the Murphy Park fields, the Putnam Middle School and Elementary School fields, the Town Hall Complex, Rawson Soccer Field, Rotary Park, the Putnam Municipal Complex, The Putnam River Trail, and St. Marie Greenhalgh Football and Track fields (*Source: putnamct.us*).

Putnam River Trail

Source: Town of Putnam

Those who live in communities with plentiful parks and green spaces benefit from improved connections to nature and tend to have better overall health outcomes than those who do not participate in outdoor recreation activities. Over the next ten years, the town should focus on connecting its parks and pedestrian trails to the existing network of quality sidewalk and trail connections already established throughout Downtown Putnam. Specifically, Air Line Trail connections to Pomfret and Tompson as well as connections to the Quinebaug River Corridor should be prioritized. Moreover, exploring improved connections to Wal-Mart, the Day Kimball Hospital, Town Hall, and Providence Street and the North End will be extremely beneficial to pedestrians in town.

Arts and Entertainment

Putnam is home to multiple popular entertainment venues in the region which contribute further to the town's distinctive character. The Bradley Playhouse, a community theater operating in town for over thirty years, WINY Radio, a popular radio station headquartered in Putnam, as well as the Putnam Historical Society are just a few examples. The Aspinock Historical Society of Putnam, is an organization that serves as a research center and museum for the town, displaying items of local and regional historical significance (*Source: putnamaspinockhistsoc.com*). Additionally, The Society offers tours, re-enactments, and illustrated lectures on a range of local and national history, keeping in touch with its rich past.

The next ten years should include a focus on improved event planning by coordinating with transportation and transit services in town, ultimately improving the visitor experience of those who patronize Putnam. For example, the town can expand the use of shuttles for remote parking when large events are held in town. This, paired with continued parking improvements and the addition of wayfinding signage that properly delineates municipal and shared parking areas will improve parking and circulation for larger events and improve the overall visitor experience.

GOALS and ACTIONS

Improve the pedestrian environment in Downtown Putnam.

1. Improve sidewalk connections to Wal-Mart, Day Kimball Hospital, Town Hall, and Providence Street/ North End.
2. Focus on trail connections such as Air Line Trail connections to Pomfret and Thompson; and trail connections to the Quinebaug River Corridor.

Guiding Principle #3: Expand and Improve Putnam's Housing Stock to Provide Satisfactory Opportunities to Residents of All Ages and Income Levels

Analyzing a community's housing stock can assist local leaders and community members with identifying areas for future investment, ensuring that housing needs continue to be met and remain in alignment with current land use development patterns and the town's changing demographics. Putnam's history as a prominent mill town led to the development of workforce housing near these facilities in the Downtown area. Over time, as this portion of town was repositioned as a tourist destination with shops and restaurants, existing housing developments were converted into multifamily housing. Today, many of these units are outdated and in need of restoration. East Putnam and other areas of town are low density and more rural, but can still support additional, contextually appropriate housing. Over the next ten years, working to **Expand and Improve Putnam's Housing Stock to Provide Satisfactory Opportunities to Residents of All Ages and Income Levels** is a top priority; particularly for people who work in Putnam but live elsewhere, aging members of the population, and young families.

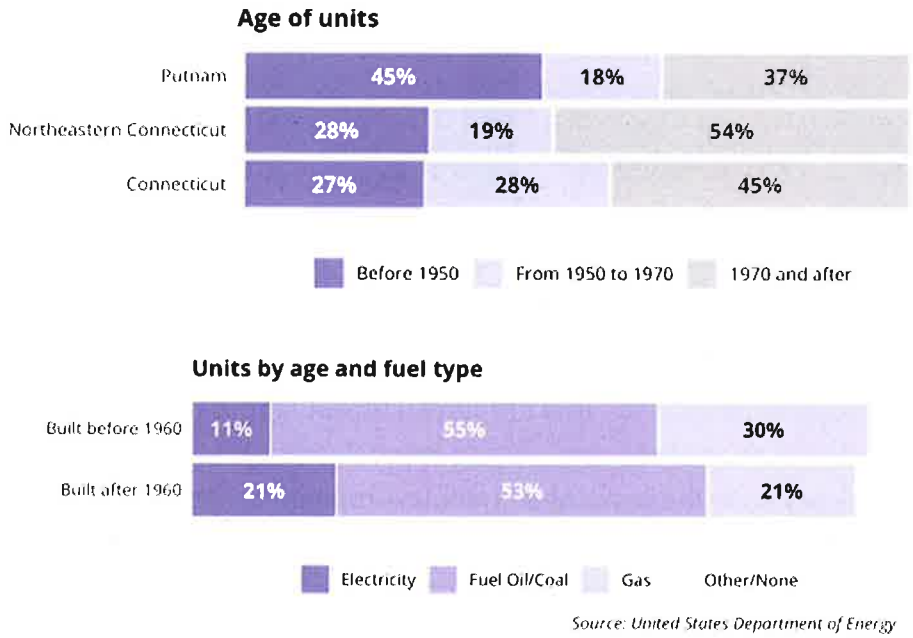


Downtown Putnam

Source: Putnam 2023- 2028 Affordable Housing Plan



less than homes that use fuel oil, coal and gas which are typically older homes. Older homes can also be subject to higher insurance and mortgage rates, increasing overall ownership costs.



Source: Partnership for Strong Communities 2024 Housing Data Profile

The cost of housing and wages should also be assessed when planning for a town's long-term economic vitality. The median home value in Putnam is $257,500 and the median rent in town is $1,124 (*Source: 2025 Town Profile*). Overall, 35% of people in Putnam are burdened by the cost of housing (*Source: 2025 Town Profile*). A household that is cost-burdened spends more than 30% of their income on housing, while households that are severely cost-burdened spend more than 50% of their income on housing. This includes utilities, maintenance, property insurance and other fees related to housing. On average, people who rent their homes spend a greater portion of their income on housing with renters in Putnam spending approximately 22% of their income on housing costs while owners spend about 17% of their income on housing costs (*Source: 2024 Housing Data Profile*).

Housing
ACS, 2019-2023

	Putnam	State
Median Home Value	$257,500	$343,200
Median Rent	$1,124	$1,431
Housing Units	4,295	1,536,049

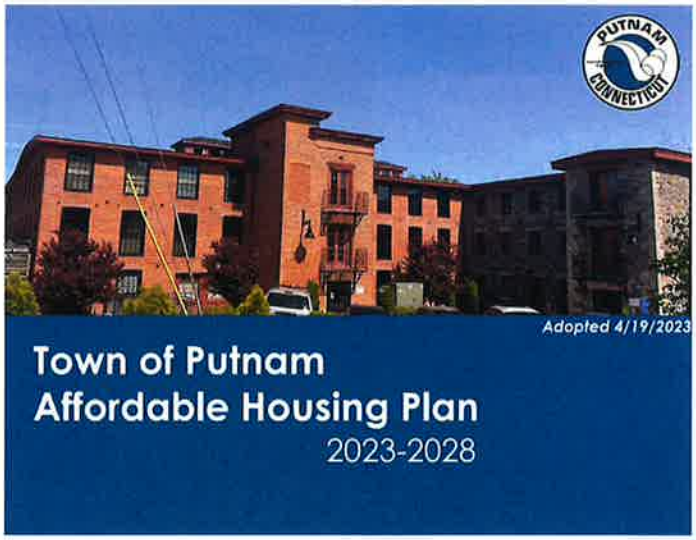
Source: Advance CT 2025 Town Profile

in most residential areas, and exploring "missing middle housing" in the Special Services District while keeping parking in mind can also contribute to increased housing affordability. Increasing access to affordable housing has numerous benefits including opportunities to boost Putnam's local economy. With residents spending less of their income on housing, more funds can be allocated to the various services and businesses in town.



An example of "missing middle housing"

Source: Sightline Institute via Putnam 2023-2028 Affordable Housing Plan



In 2023, Putnam's Planning and Zoning Commission adopted an Affordable Housing Plan (AHP) to increase the affordability and diversity of housing options offered in town. The town should continue to implement the recommendations listed in the plan. Additionally, the town should continue to upgrade its existing housing stock by working with landlords and the Putnam Housing Authority to improve the maintenance of blighted multifamily properties including trash management. Working with landlords to seek tax abatements will also be instrumental in this effort. Continuing to market mill redevelopment is also of utmost importance. Lastly, anticipating the community's future housing needs is key in the next decade. Working with employers to identify the best location and housing types for their employees will illustrate exactly what is needed to best serve the workforce and keep the town a vibrant, economic hub. For example, those who work downtown and live at the Cargill Falls Mill thoroughly enjoy the area's walkability. Building on this by expanding options for downtown workers can

1. Pursue both affordable housing options and market rate units
2. Implement recommendations in the 2023- 2028 Town of Putnam Affordable Housing Plan
3. Allow up to four-family as-of-right housing developments in most residential areas
4. Explore allowing "missing middle" density in SDD area- with attention to parking
5. Be more aggressive and progressive with mill redevelopment opportunities

Anticipate and plan for future housing needs

1. Work with employers to identify needed housing types and locations to accommodate employees of downtown businesses who live outside of Putnam
2. Expand the options at Cargill Falls Mill
3. Increase senior housing options to serve aging members of the community
4. Encourage "starter home" development projects