

Zoning Board of Appeals Hybrid Meeting
September 16, 2025, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2025-003 Sam's Food Store, c/o Arsalan Altaf Director of Real Estate request for a modification to an existing fueling station in accordance with Section 210 of the Town of Putnam Zoning Regulations the proposed replacement of existing underground tanks which have expired along with the installation of new pumps to optimize traffic flow through the site. The property is located at 303 Kennedy Drive, Town Assessors Map 11, Lot 138, Zoned GC. VOTE REQUIRED

Public hearing on Appeal # 2025-004 Thomas Thurlow and Wendy Van Kirk request for a variance of 15' from the required 25' rear yard setback down to 10' to remove an existing garage/stable and construct a workshop with a small 1-bedroom apartment consisting of 300 S.F. Property located at 18 Chapman Street, Town Assessors Map 19, Lot 4, Zoned R-7. VOTE REQUIRED

Regular Meeting:

Review minutes of the August 19, 2025 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2025-003 Sam's Food Store - 303 Kennedy Drive - Certificate of Approval for Location, site modification.

Appeal # 2025-004 Thurlow & Van Kirk - 18 Chapman Street - Rear yard variance of 15'.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the October 21, 2025, meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting
September 16, 2025, 7:00 P.M.

Join Zoom Meeting

<https://us06web.zoom.us/j/89509000366?pwd=HcmMQUHdc7JtLU0bOGk9w28P6S7hNa.1>

Meeting ID: 895 0900 0366

Passcode: 8uxKL9

One tap mobile

+13092053325,,89509000366#,,, *728764# US

+13126266799,,89509000366#,,, *728764# US (Chicago)

Join instructions

https://us06web.zoom.us/meetings/89509000366/invitations?signature=lwNnNT2TpHCEc_18MLKhzClv4s15DeGPpn2wStfA3SM

Zoning Board of Appeals Hybrid Meeting Minutes
August 19, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Scott Zadora-Acting Chairman, Mike Bogdanski, Glenn Godley

Absent: Joseph Nash, Marnie Cinquera

Agenda:

Regular Meeting:

Review minutes of the July 15, 2025, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Glenn Godley. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business: None

Other Business:

Accepting New Applications for public hearing for the September 16, 2025, meeting.

Thurlow & Van Kirk - 18 Chapman Street - Rear yard variance.

Motion by Glenn Godley to accept for public hearing on September 16, 2025, second by Mike Bogdanski.
ALL WERE IN FAVOR

Sam's Food Store - 303 Kennedy Drive - Certificate of Approval for Location, site modification.

Motion by Glenn Godley to accept for public hearing on September 16, 2025, second by Mike Bogdanski.
ALL WERE IN FAVOR

Motin by Mike Bogdanski to adjourn at 7:06 P.M., second by Glenn Godley. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2025-003

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 8.7.2025
FEE: \$160.00 1071
Amount Check #
dh

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☐ VARIANCE FROM THE ZONING ORDINANCE
☒ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

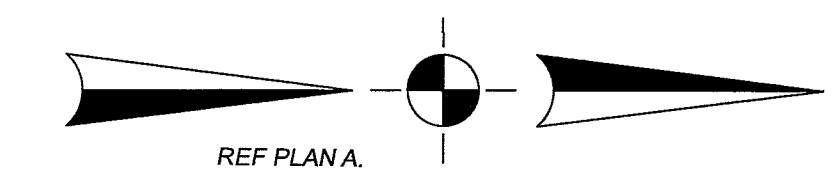
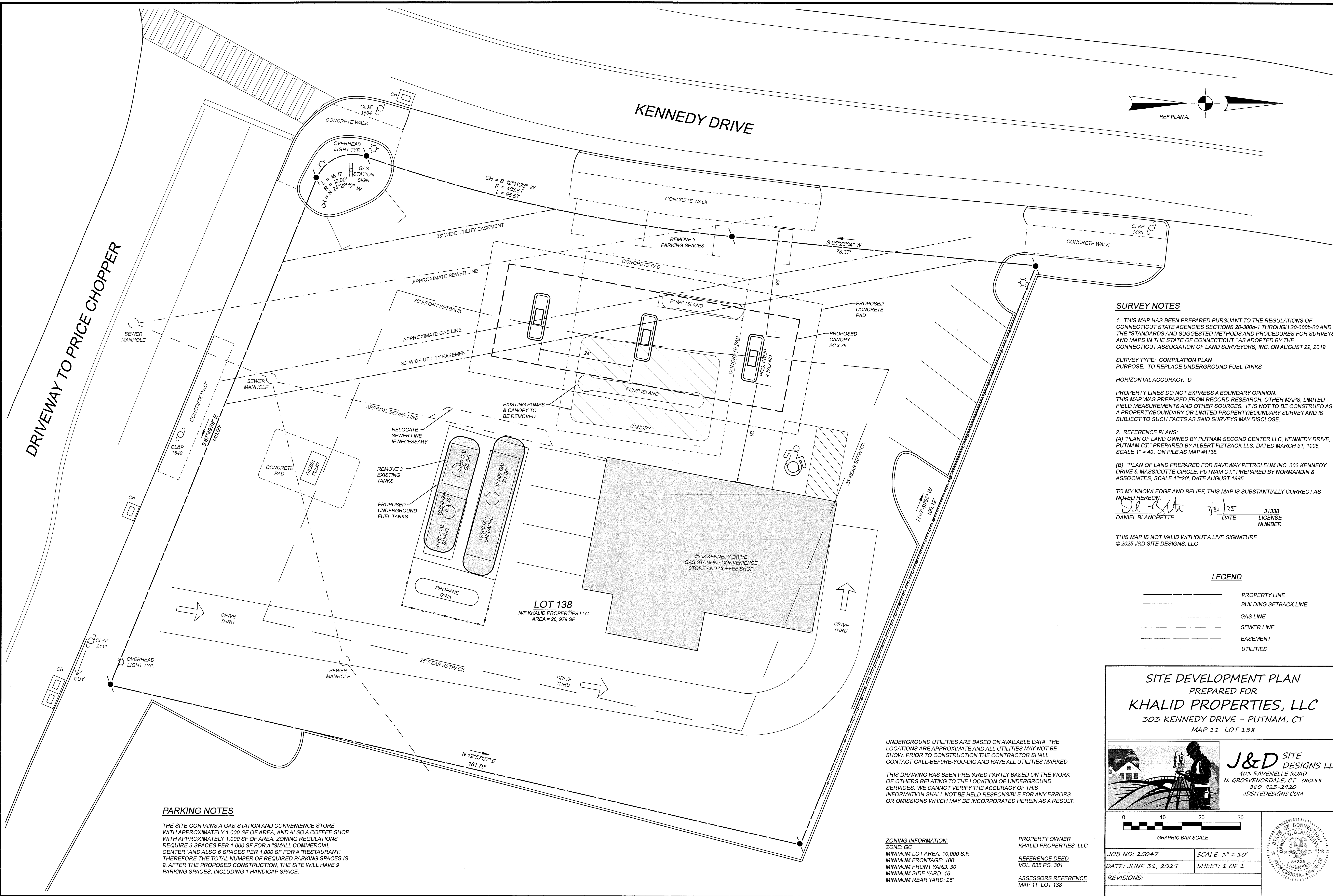
- 1.) NAME OF APPLICANT: Sam's Food Store, care of Arsalan Altaf Director of Real Estate
ADDRESS & TELEPHONE NO. 303 Kennedy Drive, Putnam CT 860-478-2888, arsalan@samsfoodstores.com
- 2.) OWNER OF LAND Khalid Enterprises LLC
ADDRESS 2138 Silas Dean Highway, Rocky Hill CT 06067
- 3.) PREMISES LOCATED AT: MAP 11 LOT 138 STREET CARD NO. 1009 (or 002494)
- 4.) ZONE GC AREA OF LOT 26,979 SF FRONTAGE 330.17 ft
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
The owner and applicant is proposing to modify an existing fueling station as governed by
Section 210 of the zoning regulations. The site has been used as a gas station for many years
and may not meet the requirements of Section 210. However we note that Section B Applicability
states that "such uses legally developed prior to the effective date of these regulations may
continue without meeting the provisions of this section."

The applicant is proposing to replace the existing underground tanks which have expired.
They would also like to install new pumps to optimize traffic flow through the site.
No additional pumps are proposed, 3 of the 4 pumps will be relocated.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

 7/30/25
SIGNATURE OF APPLICANT' DATE



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: COMPILED PLAN
PURPOSE: TO REPLACE UNDERGROUND FUEL TANKS

HORIZONTAL ACCURACY: D

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION. THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

2. REFERENCE PLANS:
(A) "PLAN OF LAND OWNED BY PUTNAM SECOND CENTER LLC, KENNEDY DRIVE, PUTNAM CT." PREPARED BY ALBERT FITZBACK LLS. DATED MARCH 31, 1995, SCALE 1" = 40'. ON FILE AS MAP #1138.
(B) "PLAN OF LAND PREPARED FOR SAWEAVEY PETROLEUM INC. 303 KENNEDY DRIVE & MASSICOTTE CIRCLE, PUTNAM CT." PREPARED BY NORMANDIN & ASSOCIATES, SCALE 1"=20', DATE AUGUST 1995.

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

[Signature] 7/31/25 31338
DANIEL BLANCHETTE DATE LICENSE NUMBER

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

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	GAS LINE
	SEWER LINE
	EASEMENT
	UTILITIES

PARKING NOTES

THE SITE CONTAINS A GAS STATION AND CONVENIENCE STORE WITH APPROXIMATELY 1,000 SF OF AREA, AND ALSO A COFFEE SHOP WITH APPROXIMATELY 1,000 SF OF AREA. ZONING REGULATIONS REQUIRE 3 SPACES PER 1,000 SF FOR A "SMALL COMMERCIAL CENTER" AND ALSO 6 SPACES PER 1,000 SF FOR A "RESTAURANT." THEREFORE THE TOTAL NUMBER OF REQUIRED PARKING SPACES IS 9. AFTER THE PROPOSED CONSTRUCTION, THE SITE WILL HAVE 9 PARKING SPACES, INCLUDING 1 HANDICAP SPACE.

UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED PARTLY BASED ON THE WORK OF OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

ZONING INFORMATION:
ZONE: GC
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 100'
MINIMUM FRONT YARD: 30'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 25'

PROPERTY OWNER
KHALID PROPERTIES, LLC

REFERENCE DEED
VOL. 635 PG. 301

ASSESSORS REFERENCE
MAP 11 LOT 138

SITE DEVELOPMENT PLAN
PREPARED FOR
KHALID PROPERTIES, LLC
303 KENNEDY DRIVE - PUTNAM, CT
MAP 11 LOT 138

J&D SITE DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2420
JDSITEDESIGNS.COM

GRAPHIC BAR SCALE

JOB NO: 25047	SCALE: 1" = 10'
DATE: JUNE 31, 2025	SHEET: 1 OF 1
REVISIONS:	

DRIVEWAY TO PRICE CHOPPER

KENNEDY DRIVE

LOT 138
N/F KHALID PROPERTIES LLC
AREA = 26, 979 SF

#303 KENNEDY DRIVE
GAS STATION / CONVENIENCE
STORE AND COFFEE SHOP

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2025-004

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 7/28/2025

FEE: \$160.00-210.00

Amount Check #

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

1.) NAME OF APPLICANT: THOMAS THURLLOW & WENDY VAN KIRK
ADDRESS & TELEPHONE NO. 18 CHAPMAN ST 860.933.8872

2.) OWNER OF LAND THOMAS THURLLOW & WENDY VAN KIRK
ADDRESS 18 CHAPMAN ST PUTNAM, CT 06260

3.) PREMISES LOCATED AT: MAP 019 LOT 004 STREET CARD NO. _____

4.) ZONE R-7 AREA OF LOT 0.34 FRONTAGE 97.5 FT

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

ZONING REGULATIONS: SETBACK 25' REAR REQUIRED
10' REAR SETBACK REQUESTED

REMOVE OLD GARAGE/STABLE, AND CONSTRUCT WORKSHOP W/
SMALL 1 BR APARTMENT, 300 SF.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

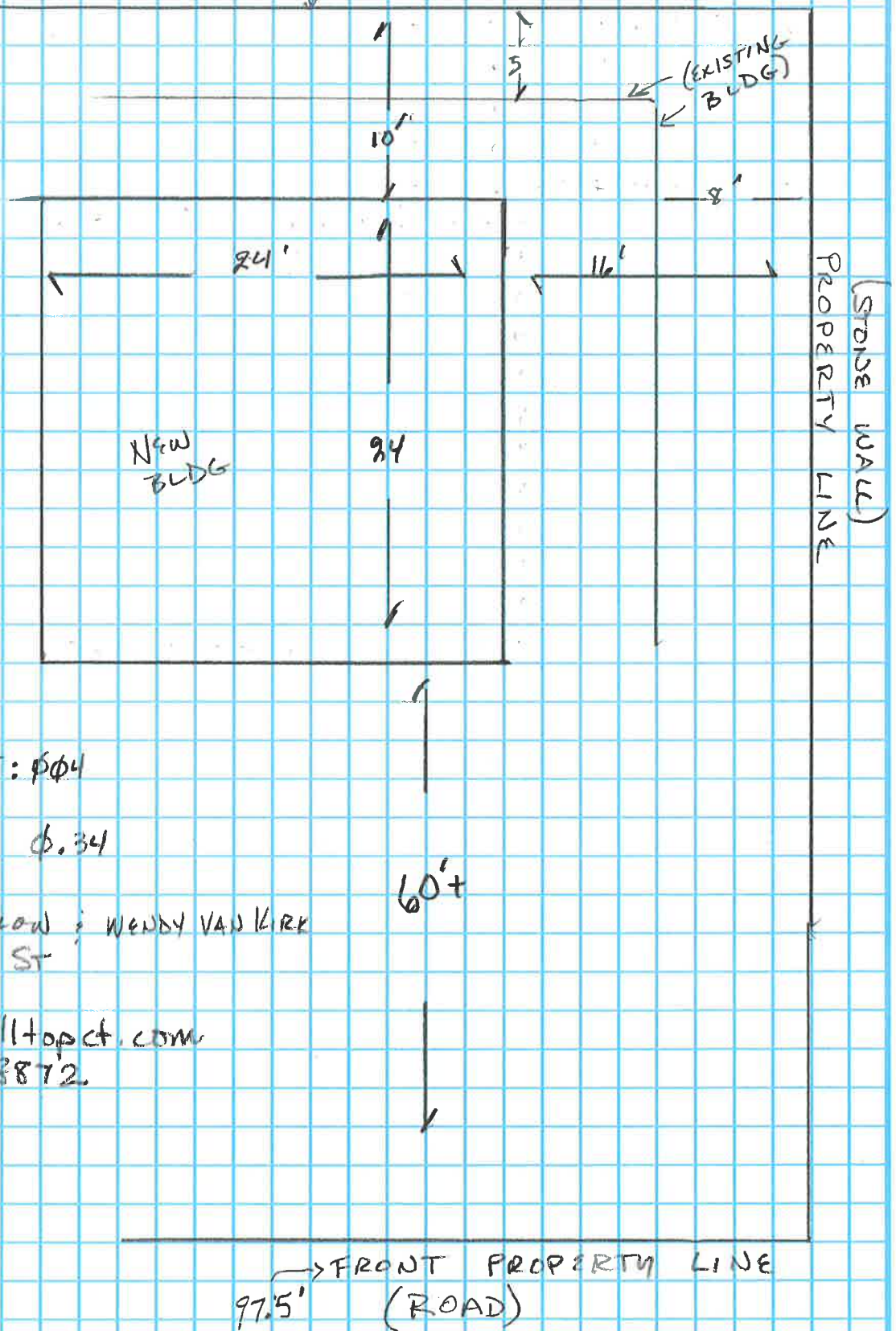

SIGNATURE OF APPLICANT

DATE

7/28/2025

(EMBANKMENT 10' HIGH)

PROPERTY LINE



MAP: $\phi 19$ LOT: $\phi \phi 4$

ZONE: R-7

AREA OF LOT: $\phi .34$

THOMAS THURLOW ; WENDY VAN KIRK
18 CHAPMAN ST

thurlow@hilltopct.com
860.933.8872



50 feet Abutters List Report

Putnam, CT
July 28, 2025

Subject Property:

Parcel Number: 019-004
CAMA Number: 019-004-000
Property Address: 18 CHAPMAN ST

Mailing Address: THURLOW THOMAS P & VANKIRK
WENDY L
18 CHAPMAN ST
PUTNAM, CT 06260

Abutters:

Parcel Number: 015-199
CAMA Number: 015-199-000
Property Address: 7 FREMONT ST

Mailing Address: GRENIER PAUL B
7 FREMONT ST
PUTNAM, CT 06260

Parcel Number: 015-200
CAMA Number: 015-200-000
Property Address: 11 FREMONT ST

Mailing Address: TETREAU LT JAMES A & CONSTANCE M
11 FREMONT ST
PUTNAM, CT 06260

Parcel Number: 015-202
CAMA Number: 015-202-000
Property Address: 15 FREMONT ST

Mailing Address: HANTON MARY BETH & LANNON
ROBERT W
15 FREMONT ST
PUTNAM, CT 06260

Parcel Number: 015-203
CAMA Number: 015-203-000
Property Address: 19 FREMONT ST

Mailing Address: YOUNG GRACE M & JACK L
19 FREMONT ST
PUTNAM, CT 06260

Parcel Number: 015-204
CAMA Number: 015-204-000
Property Address: 25 FREMONT ST

Mailing Address: REDDY-LANDRY MAUREEN ANN
35 FREMONT ST
PUTNAM, CT 06260

Parcel Number: 019-001
CAMA Number: 019-001-000
Property Address: 126 SO MAIN ST

Mailing Address: QING LIU
126 SO MAIN ST
PUTNAM, CT 06260

Parcel Number: 019-003
CAMA Number: 019-003-000
Property Address: 6 CHAPMAN ST

Mailing Address: MONTVILLE PATRICIA & BAKER KEVIN
6 CHAPMAN ST
PUTNAM, CT 06260

Parcel Number: 019-007
CAMA Number: 019-007-000
Property Address: 22 CHAPMAN ST

Mailing Address: PINEIRO-DAKERS IAN DAVID
22 CHAPMAN ST
PUTNAM, CT 06260

Parcel Number: 019-013
CAMA Number: 019-013-000
Property Address: 11 CHAPMAN ST

Mailing Address: SMITH KAREN M
11 CHAPMAN ST
PUTNAM, CT 06260

Parcel Number: 019-014
CAMA Number: 019-014-000
Property Address: 33 CHAPMAN ST

Mailing Address: PLACE RYAN
33 CHAPMAN ST
PUTNAM, CT 06260

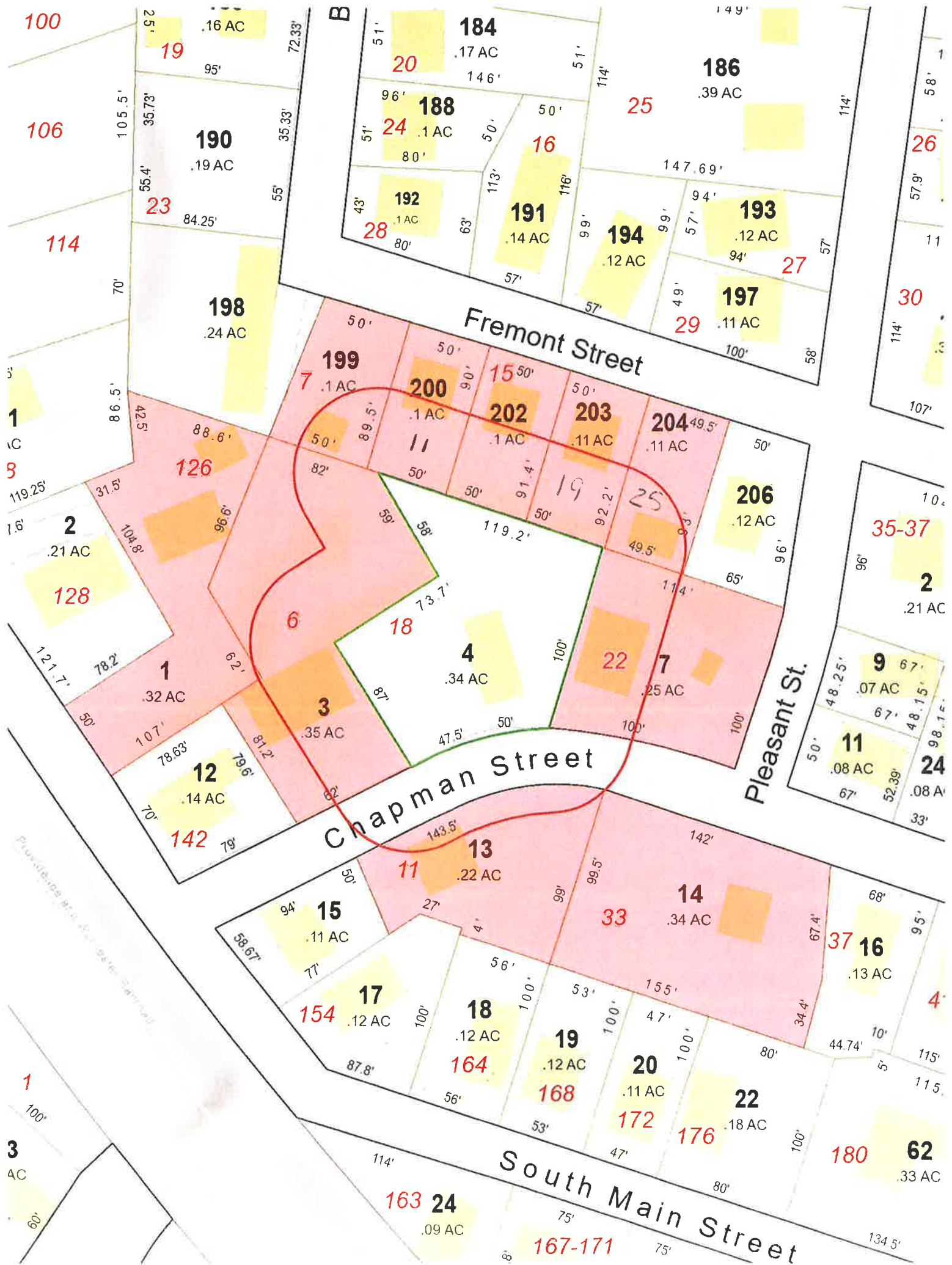


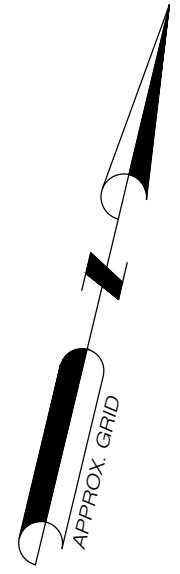
www.cai-tech.com

7/28/2025

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Page 1 of 1





N/F
PATRICIA MONTVILLE
KEVIN BAKER
VOL. 863, PG. 115
MAP 19, LOT 3

N/F
JAMES A. TETREULT
CONSTANCE M. TETREULT
VOL. 204, PG. 171
MAP 15, LOT 200

N/F
MARY BETH HANTON
ROBERT W. LANNON
VOL. 421, PG. 296
MAP 15, LOT 202

N/F
GRACE M. YOUNG
JACK L. YOUNG
VOL. 112, PG. 257
MAP 15, LOT 203

N/F
MAUREEN ANN REDDY-LANDRY
VOL. 542, PG. 91
MAP 15, LOT 204

N/F
IAN DAVID PINEIRO-DAKERS
VOL. 841, PG. 957
MAP 19, LOT 7

N/F
PATRICIA MONTVILLE
KEVIN BAKER
VOL. 863, PG. 115
MAP 19, LOT 3

AREA = 0.36± ACRES
15,588± SQ. FT.

PRELIMINARY

Δ = 21° 07' 16"
R = 150.00'
L = 55.29'
CH = N 77° 30' 24" E
54.98'



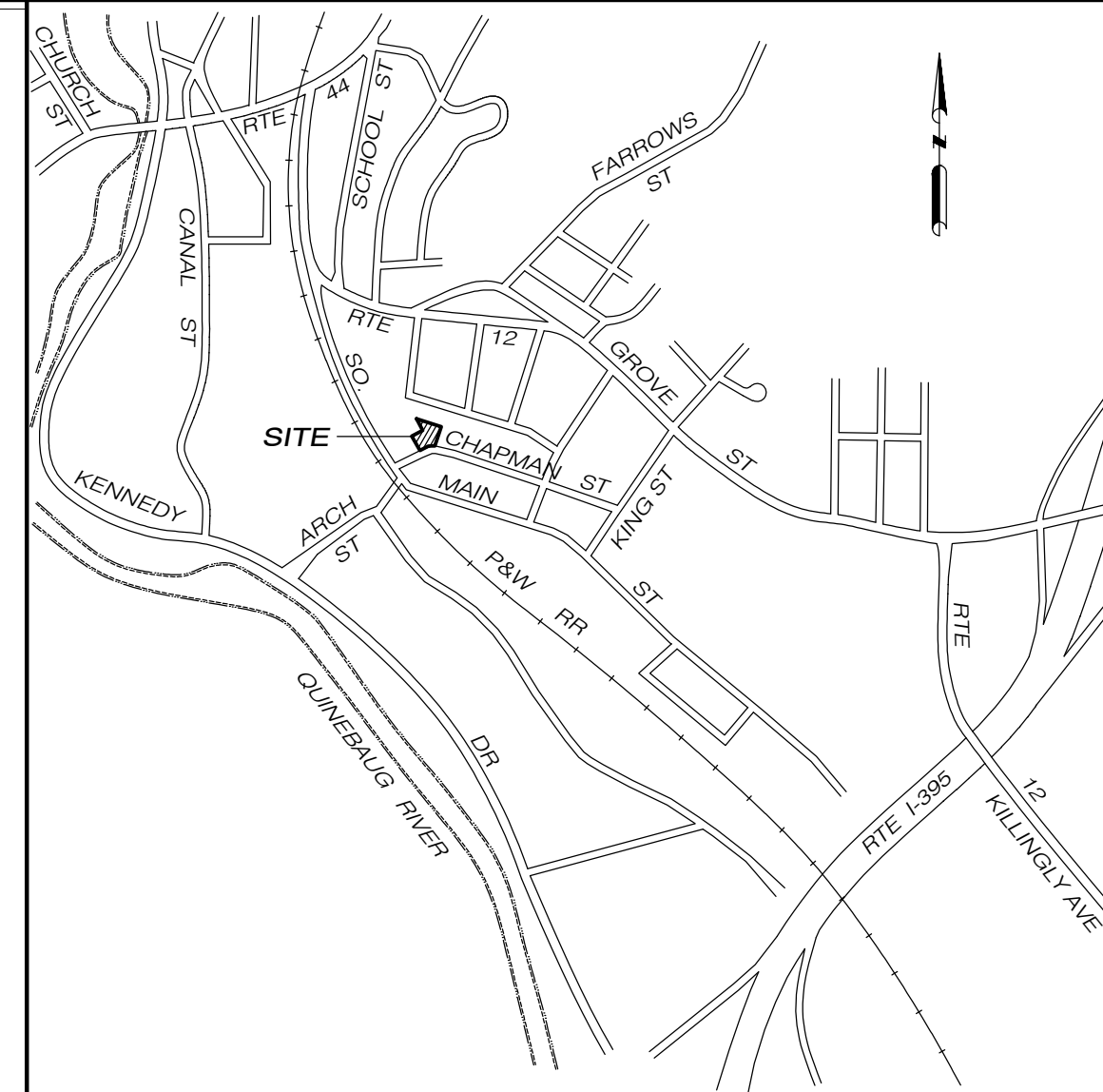
CHAPMAN

STREET

N/F
KAREN M. SMITH
VOL. 721, PG. 289
MAP 19, LOT 13

ZONE: R-7	REQUIRED	EXISTING	PROPOSED
AREA	7000 S.F./UNIT	15,588± S.F./UNIT	7794± S.F./UNIT
FRONTAGE	70'	97.50'	97.50'
FRONT YARD SETBACK	20'	9.1'	9.1'
SIDE YARD SETBACK	15'	4.2'*	8'
REAR YARD SETBACK	25'	3.2'*	5'

* EXISTING NON-CONFORMING



LOCATION MAP

1" = 1000'

NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A2. TOPOGRAPHIC FEATURES DEPICTED WERE TAKEN FROM 2023 NOAA LIDAR SURVEY DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-D. CONTOUR INTERVAL = 2' - VERTICAL DATUM = NAVD 1988.
- DEED REFERENCE: VOL. 864, PG. 1021 PUTNAM LAND RECORDS
- SUBJECT PARCEL IS SHOWN AS MAP 19, LOT 4 OF THE PUTNAM ASSESSOR'S RECORDS.
- ZONING DISTRICT: R-7

THIS IS A DIGITAL COPY OF AN ORIGINAL MAP AND AS SUCH IS SUBJECT TO POTENTIAL MANIPULATION OR CHANGE BY OTHERS. THEREFORE, NO CERTIFICATION IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY TO THE END USER.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL A. TERWILLIGER, L.S. NO. 70155

8/25/2025
DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

IMPROVEMENT LOCATION SURVEY

PLAN SHOWING PROPOSED
ACCESSORY DWELLING UNIT
PREPARED FOR

THOMAS P. THURLOW
AND
WENDY L. VANKIRK

18 CHAPMAN STREET

PUTNAM, CONNECTICUT

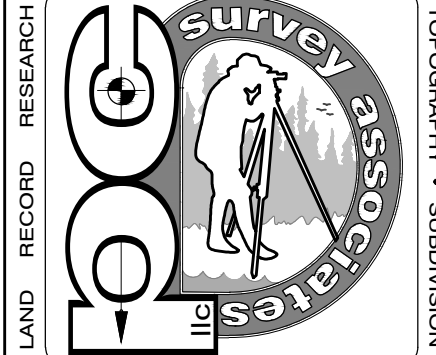
DATE: AUGUST 2025

SCALE: 1" = 10'



JOB NO: F.B. NO: 236 DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS



email: pccsurvey@att.net

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 1 OF 1

REVISED: