

Planning & Zoning Commission Hybrid Meeting Agenda
September 17, 2025 7:00 P.M.
Putnam Municipal Complex
Room 113 First 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 # 2025-11 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

Public hearing on Docket # 2025-12 George Christie request for a Home Occupation for woodworking using a 14' X 24' attached garage space and a 10' X 20' existing outbuilding/shed in accordance with Section 706 of the Town of Putnam Zoning Regulations. Property located at 607 Five Mile River Road, Town Assessor's Map 034, Lot 27, Zoned AG-2. VOTE REQUIRED

Public hearing on Docket # 2025-13 Don DiCostanzo (112 Old Road, LLC) request for a Special Permit/site plan approval to develop the parcel in accordance with Section 304 Table 111-1 of the Town of Putnam Zoning general warehousing & storage, open lot storage of building materials & machinery. Open storage of earth material & heavy truck and tractor trailer repair. Property located at 112 Old Road, Town Assessors Map 45, Lot 39, Zoned Industrial. VOTE REQUIRED

Regular Meeting:

Review the minutes of the August 20, 2025 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

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

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

New Business Continued:

Docket # 2025-12 George Christie - Home Occupation – Woodworking – 607 Five Mile River Road
14' x 24' attached garage & 10' X 20' shed

Docket # 2025-13 Don DiCostanzo (112 Old Road, LLC) - Special Permit/site plan approval
Zoning general warehousing & storage, open lot
storage of building materials & machinery.
Open storage of earth material & heavy truck
and tractor trailer repair.

Other Business:

Accepting of New Applications for public hearing on October 15, 2025, meeting if applicable. VOTE
REQUIRED

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/82668733030?pwd=UVeCBYBvyzV8GSzCLXakhOctWeSRnU.1>

Meeting ID: 826 6873 3030

Passcode: 5jNEA1

One tap mobile

+13092053325,,82668733030#,,,,*707056# US

+13126266799,,82668733030#,,,,*707056# US (Chicago)

Join instructions

<https://us06web.zoom.us/join/82668733030/invitations?signature=QLSBupul6YQiv5u3kEyxJ-QSoKFEzNvXiHiOP8e6kGE>

Town of Putnam
Planning & Zoning Commission
Legal Notice

The Town of Putnam Planning & Zoning Commission will hold a hybrid meeting on September 17, 2025, at 7:00 P. M. in **Room 113 located on the First Floor** at the Putnam Municipal Complex, located at 200 School Street, Putnam, CT.

Continuance of the 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. Property located at 465 School Street, Town Assessors Map 008, Lot 142, Zoned R-10.

Public hearing 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. Public hearing rescheduled to the September 17, 2025, meeting at 7:00 P.M.

Public hearing on Docket # 2025-12 George Christie request for a Home Occupation for woodworking using a 14' X 24' attached garage space and a 10' X 20' existing outbuilding/shed in accordance with Section 706 of the Town of Putnam Zoning Regulations. Property located at 607 Five Mile River Road, Town Assessor's Map 034, Lot 27, Zoned AG-2.

Public hearing on Docket # 2025-13 Don DiCostanzo (112 Old Road, LLC) request for a Special Permit/site plan approval to develop the parcel in accordance with Section 304 Table 111-1 of the Town of Putnam Zoning general warehousing & storage, open lot storage of building materials & machinery. Open storage of earth material & heavy truck and tractor trailer repair. Property located at 112 Old Road, Town Assessors Map 45, Lot 39, Zoned Industrial.

Patricia Hedenberg, Chairperson

Please publish it in your September 4 & 11, 2025 newspaper. Thank you, Brenda

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

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

Agenda:

Continued the 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.

Ellen Bartlett representing the applicant reviewed the plans with the Commission. It received wetland approval being like the one that was originally approved. Once completed a permanent stormwater treatment system will be installed. Once completed there will be a decrease in the stormwater run-off. CDM Smith reviewed the plans on behalf of the Town with their concerns sent to the applicant. The list of concerns has been addressed. The plans and drainage calculations were submitted to D.O.T, for a permit to be obtained. Shawn Kelly of Chaplin Engineering reviewed the Traffic Study stating that from 8:00 a.m.- 9:00 a.m. and 4:15 P.M.– 5:15 P.M. was the peak traffic. The access from the residential development will have a stop sign prior to utilizing the existing access going out to Route 44 through Graphics Unlimited. Selectmen David Pomes questioned if there would be a light onto Route 44. The traffic study that was completed showed that there would not be the level of traffic where they would be able to request a light on the state road. Selectwoman Gloria Marion questioned if deliveries, bus traffic as there would be kids living within the development. The bus stop for the kids was included in the traffic study data. A brief discussion took place regarding the taxation of the property which is determined by the Assessor. Darlene Miller of 10 Shippee Woods Drive expressed her concerns regarding the development which will be abutting her property to the rear. Doug Taylor questioned whether the trash removal would be dumpster or private. Ellen Bartlett stated the development would have 4 trash dumpsters on site. He questioned what would be considered affordable rent. Ellen Bartlett explained that it was monitored by the state. Bruce Fitzback informed the Commission that 14 units would be deeded as affordable housing and placed on the Land Records. Patricia Hedenberg questioned the lighting. Ellen Bartlett responded it would be low level lighting facing down. Mary Cotnoir of 9 Rowe Street questioned the number of residents residing in one unit. Ellen Bartlett stated that affordable housing does not regulate the number of people per unit. Erin Perry and Joel Perry of Graphics Unlimited stated their concerns regarding the traffic flow pertaining to the safety of their staff and customers and that the road should be wider than 24' stating he could have a neighborhood coming through. Thomas Young and Andrew Goins submitted a letter of opposition listing all their concerns. The letter is placed on file. Ben Brooks of 53-55 Prospect Street expressed concerns about it being sold in the future and should be documented somewhere. Troy Mayo of 11 Rowe Street expressed concerns about the placement of a sidewalk on such a busy roadway. Doug Taylor would like the owner present, Special Service District, Fire Dept., and Police present at the next meeting.

Motion by Nick Huston to continue the public hearing and to have the owner present, Special Service District, Fire Dept. and Police Chief at the next meeting, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Opened 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). Motion by Lisa-Jean to close the public hearing, second by Liz Thompson. ALL WERE IN FAVOR

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. Public hearing rescheduled prior to opening at the request of the applicant.

Regular Meeting:

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

Motion by Douglas Taylor to accept the minutes, second by Liz Thompson. ALL WERE IN FAVOR.

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

Motion by Liz Thompson to accept the minutes, second by Douglas Taylor. ALL WERE IN FAVOR.

Correspondence:

Email from Jackson Consulting regarding their application for next month's meeting.

Unfinished Business:

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

New Business:

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

Motion by Douglas Taylor to table to the next meeting, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

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

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

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

Applicant requested the public hearing be placed on the September 17, 2025, meeting agenda.

Other Business:

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

112 Old Road LLC-112 Old Road-proposing various uses which he will be discussing with the Commission at the public hearing.

Motion by Lisa-Jean to accept for public hearing on September 17, 2025, second Douglas Taylor. ALL WERE IN FAVOR.

George Christie -Home Occupation – 607 Five Mile River Road-Woodworking Shops – 14 X 24 attached
garage and
10' X 24' shed.

Motion by Lisa-Jean to accept for public hearing on September 17, 2025, second Nick Huston. ALL WERE IN FAVOR.

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

Bruce Fitzback explained that these were various small pieces of property owned by the Town. The role of the Commission on this would be as Planning Commission for their recommendation for the disposition. The neighbors are notified of the sales and depending on the size of the property it may go to auction stating that 21 Vine Street may be one of those that does go to auction.

Motion by Douglas Taylor to recommend the disperse as needed, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

The Commission reviewed a draft of a portion of the POCD 2026.

Motion by Liz Thompson to remove item # 3 on page 7, second by Nick Huston. Liz Thompson, Nick Huston, Lisa-Jean Clifford, and Douglas Taylor voted in favor. Patricia Hdenberg voted in opposition.

Motion by Lisa Jean to adjourn at 9:20 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.



TOWN OF PUTNAM ZONING COMMISSION

Check One:

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

Docket No. 2025-06

Date 6-16-2025

Fee: \$160.00

Amount - Check No. 16869

1.) Name of Applicant: Homes at School LLC

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

2.) Owner of Land same

Address, Telephone No., & Email Address _____

3.) Location of Property 465 School Street

Zone R-10

Street Address

Assessor's Map No. 008

Lot No. 142

- 4.) State the nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.
A new site development plan proposing 40 residential units. There is a previously approved site plan for this site, as proposed 40 residential units, that has expired.

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

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

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

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

Date Accepted _____

Date Rejected _____

[Signature]
Signature of Applicant

6/16/25
Date

Signature of Chairperson Date

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

June 12, 2025

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

RE: Statement of Use
465 School Street

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

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

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

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

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

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

TRAFFIC ANALYSIS

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

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

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

SPECIAL PERMIT CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- k. The existence and protection of important natural and historic resources.
The project will not have any adverse affects on the environment. The project is on public sewer, there will not be on-site septic systems. The proposed drainage system has been designed to treat and infiltrate the stormwater runoff. The proposed development will not use, handle, store or dispose of hazardous materials as a principal activity. There will be no hazardous materials stored on the site, other than those volumes and types associated with normal household use. There are no known historic resources on the site.
- 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 (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

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

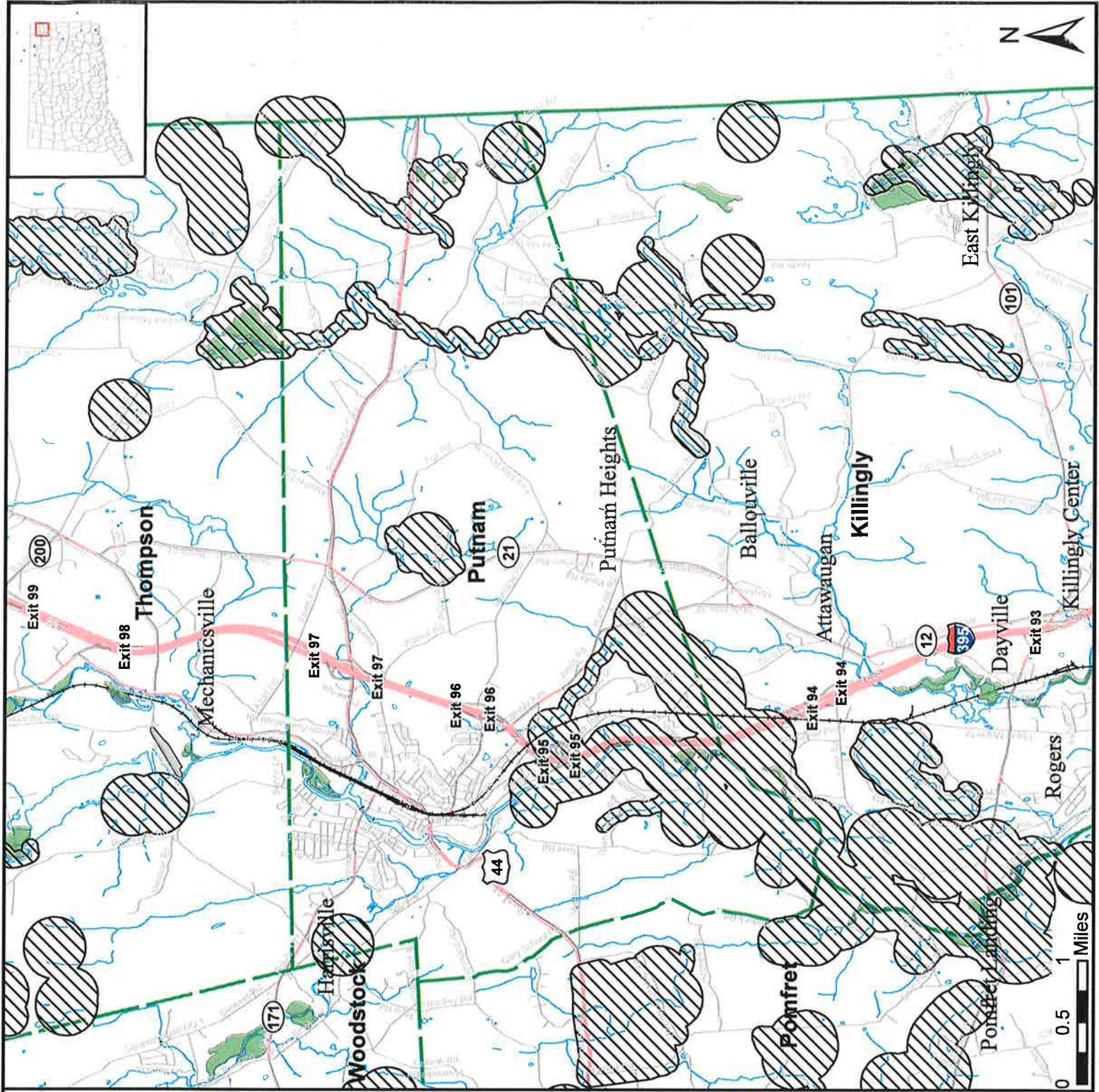
<https://portal.ct.gov/deep-nddbrequest>

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

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



Connecticut
Department of Energy &
Environmental Protection





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



www.cai-tech.com

Data shown on this report 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 report.

7/8/2025

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100 feet Abutters List Report

Putnam, CT
July 08, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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7/8/2025

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- 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.



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 in order 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,

A handwritten signature in black ink, appearing to be "E. Bartlett", written over a horizontal line.

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional



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.

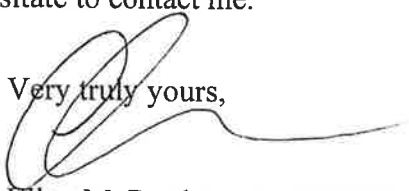
The enclosed site plan application is being submitted as an Affordable Housing Development pursuant to Section 8-30g of the Connecticut General Statutes.

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



June 12, 2025

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

Dear Ms. Bartlett:

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

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

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

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

Sincerely,

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

cc: Putnam Planning and Zoning

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

CT.GOV/DOT



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

CT.GOV/DOT

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

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

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

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

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

Noted on sheet 2 of the Site Plans

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

Added on sheet 2 of the Site Plans.

4. Revise plan set to show sightline demonstration.

Shot in the field and shown on sheet 2.

5. Revise plan set to show breakaway signpost detail.

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

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

Sheet 5 has been revised to show underground utilities.

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

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



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

July 2, 2025

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

Subject: 465 School Street Peer Review

Dear Mr. Fitzback:

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

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

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

Provide a retaining wall and fence installation/construction detail.

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

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

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

Retaining walls will require engineered design plans.

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

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

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

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

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

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

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

Why is White Pine and Colorado Spruce being used?

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

Please check proposed grading near units 38-40.

Revised on sheet 4.

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

This has been revised.

Fire Hydrants?

Additional fire hydrants have been added to sheet 5.

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

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

Provide detail for forebay and level spreader.

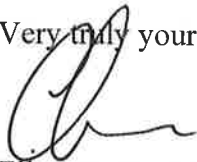
A standard riprap splash pad detail has been added to sheet 7 for the outlet into the forebay and the water quality basin. A level spreader detail was already provided on sheet 7.

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

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

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

Very truly yours



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional



WHEN YOUR WALL NEEDS A FENCE

patents pending

INSTALLATION INSTRUCTIONS

Parts List:

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

1

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

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

2

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

Suggestions: 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.

4

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

3

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

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

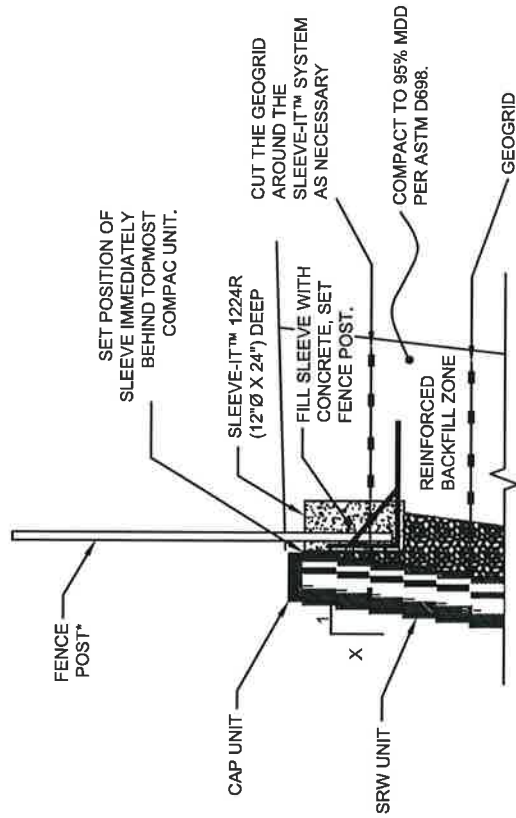
Place enough 3/4" clean stone around the system to encapsulate the exposed portion of the struts and stabilize the cantilever base. Set the lid in place and turn the handle perpendicular to the wall face. Use the handle as the center line measuring guide to ensure the next SLEEVE-IT unit is placed with 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) SFRW guidelines. For additional information visit www.geogrid.com 2008

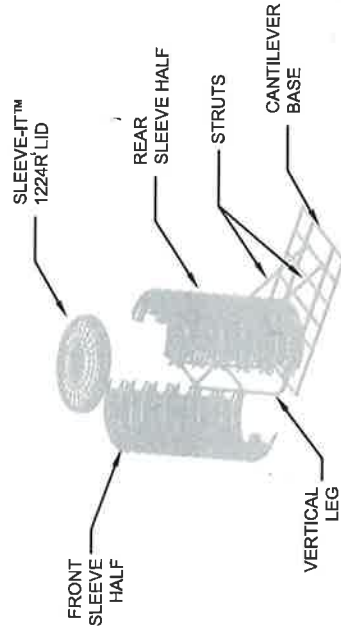


*FENCING SYSTEMS APPROVED FOR USE WITH THE SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK - UP TO 8-FT, PRIVACY - UP TO 6-FT (WOODEN, PVC, METAL), POST SIZE 4\"/>

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

ASSEMBLY & INSTALLATION

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



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

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

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

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



FOR MORE INFORMATION CONTACT:
STRATA SYSTEMS INC.,
1-800-680-7750
OR
strata@geogrid.com

DATE: 12/15/2007

SCALE: NTS

DWG NO. SLEEVE-IT™ 1224R SECTION

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

PART 1 GENERAL

1.1 WORK INCLUDED

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

1.2 REFERENCES

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

1.3 RELATED SECTIONS

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

1.4 FENCE FOUNDATION DESIGN REQUIREMENT

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

1.5 PROJECT RECORD DOCUMENTS

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

1.6 QUALITY ASSURANCE

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

1.7 FIELD MEASUREMENTS

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

PART 2 PRODUCTS

2.1 MATERIALS

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

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

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

PART 3 EXECUTION

3.1 ASSEMBLY & INSTALLATION

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

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

C. The Sleeve-It™ product shall be evenly spaced accounting for top of wall grade changes, curves, and corners. Use of the Sleeve-It™ 1224R is limited to the following rail/fence applications:

1. Chain Link / Ornamental Fence: 8'0" max height at 8'0" centers (Use of privacy cloth prohibited)
2. Privacy – Wood/PVC: 6'0" max height at 6'0" spacing.
3. Pedestrian Guards: 4'0" max height at 8'0" spacing
4. For all other applications contact Strata Systems Inc. at 800-680-7750

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

Traffic Impact and Access Study

**Residential Development
465 School Street
Putnam, CT**

Prepared for:

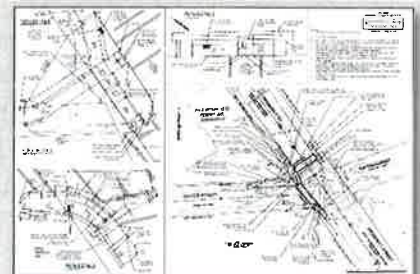
**CLA Engineers, Inc.
Norwich, CT 06360**

August 12, 2025

Quality



Accuracy



Integrity



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: August 12, 2025
Project #: 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.

ZONING COMPLIANCE CHART
R-10 DISTRICT

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

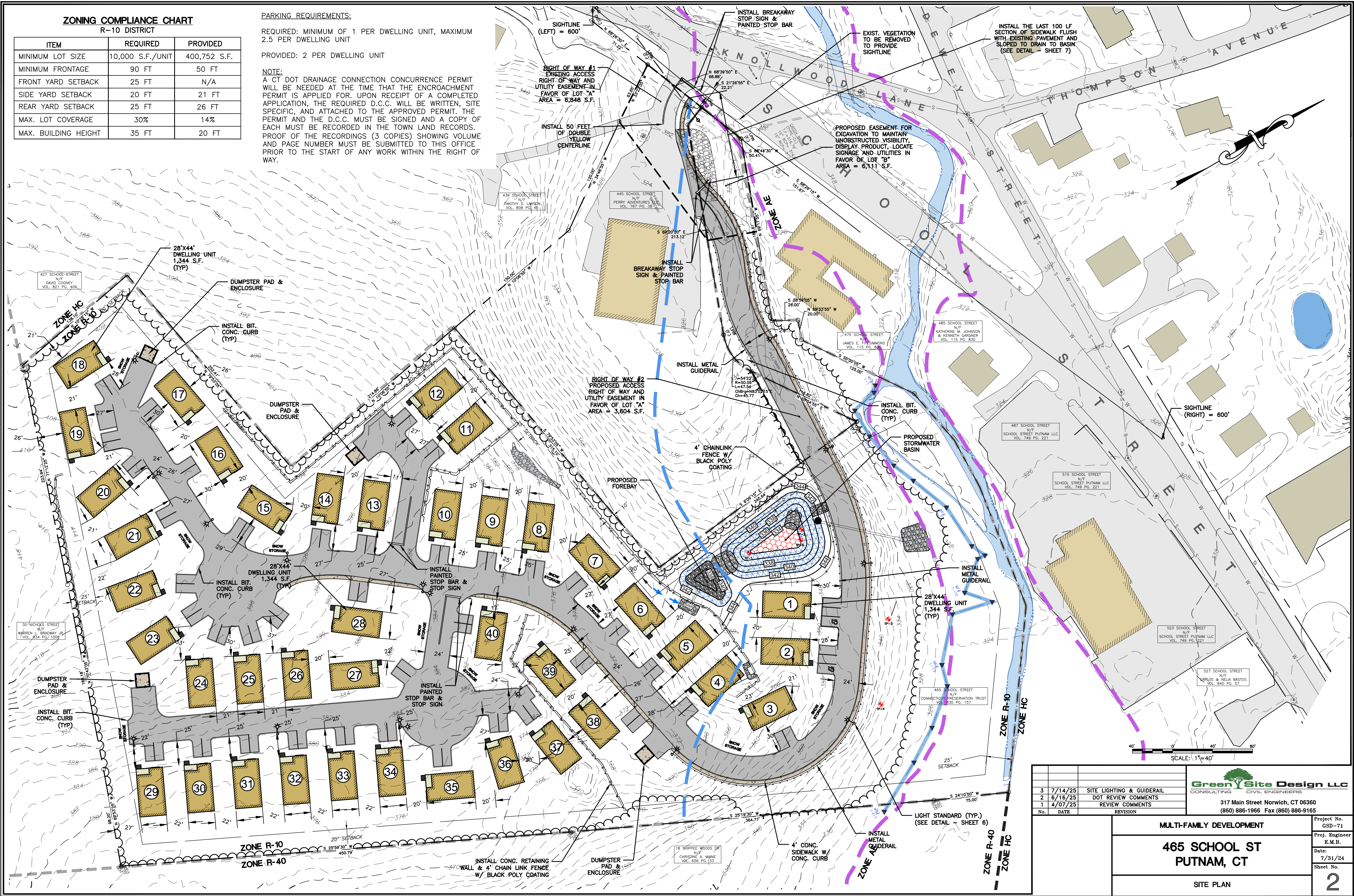
PARKING REQUIREMENTS:

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

PROVIDED: 2 PER DWELLING UNIT

NOTE:

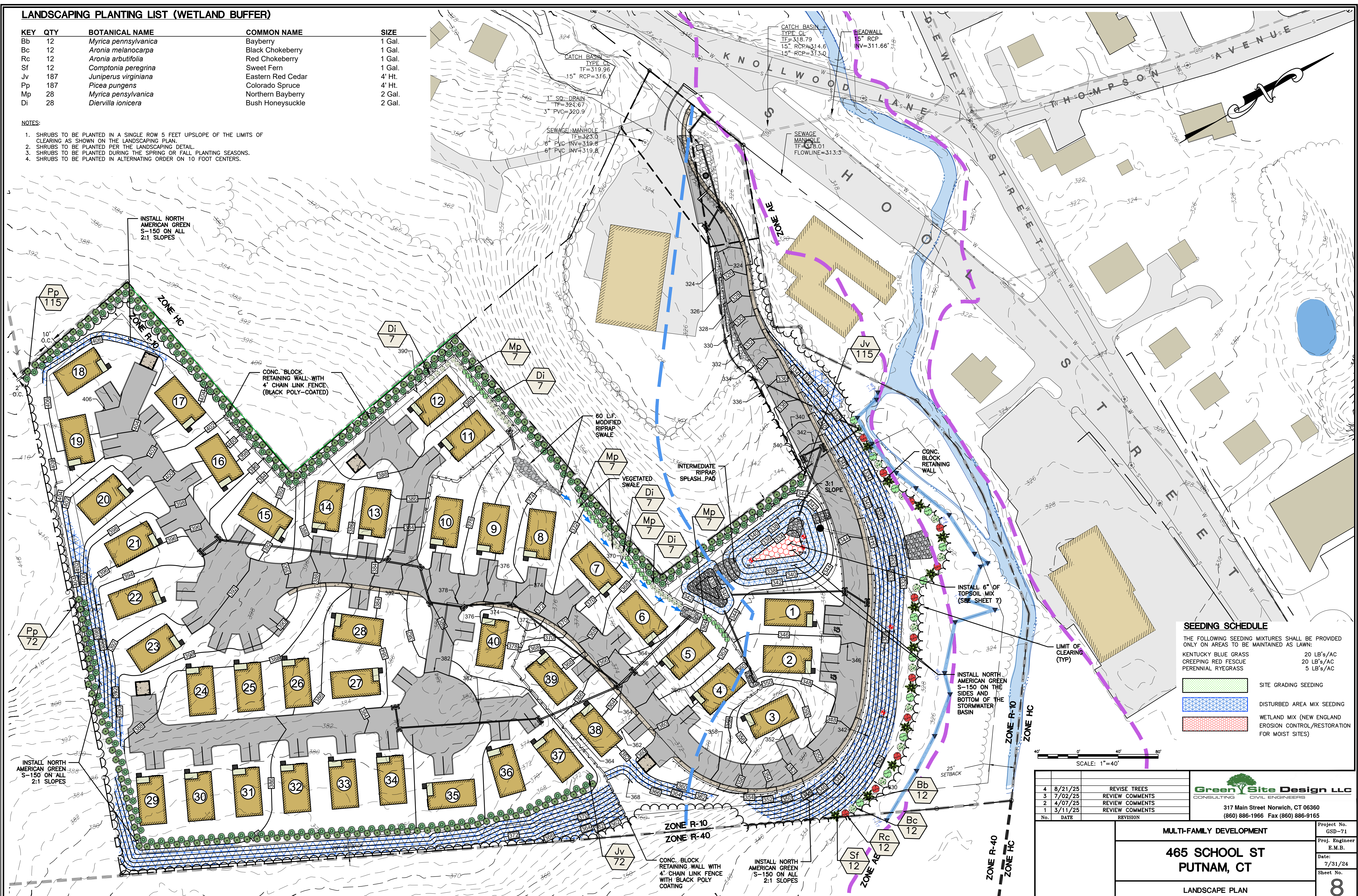
A CT DOT DRAINAGE CONNECTION CONCURRENCE PERMIT WILL BE NEEDED AT THE TIME THAT THE ENCROACHMENT PERMIT IS APPLIED FOR. UPON RECEIPT OF A COMPLETED APPLICATION, THE REQUIRED D.C.C. WILL BE WRITTEN, SITE SPECIFIC, AND ATTACHED TO THE APPROVED PERMIT. THE PERMIT AND THE D.C.C. MUST BE SIGNED AND A COPY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



				Green Site Design LLC CONSULTING CIVIL ENGINEERS 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165
3	7/14/25	SITE LIGHTING & GUIDERAIL		
2	6/16/25	DOT REVIEW COMMENTS		
1	4/07/25	REVIEW COMMENTS		
No.	DATE	REVISION		
		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

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Bb	12	<i>Myrica pennsylvanica</i>	Bayberry	1 Gal.
Bc	12	<i>Aronia melanocarpa</i>	Black Chokeberry	1 Gal.
Rc	12	<i>Aronia arbutifolia</i>	Red Chokeberry	1 Gal.
Sf	12	<i>Comptonia peregrina</i>	Sweet Fern	1 Gal.
Jv	187	<i>Juniperus virginiana</i>	Eastern Red Cedar	4' Ht.
Pp	187	<i>Picea pungens</i>	Colorado Spruce	4' Ht.
Mp	28	<i>Myrica pensylvanica</i>	Northern Bayberry	2 Gal.
Di	28	<i>Dierilla ionicer</i>	Bush Honeysuckle	2 Gal.

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.



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'

SCALE: 1"=40'

4	8/21/25	REVISE TREES
3	7/02/25	REVIEW COMMENTS
2	4/07/25	REVIEW COMMENTS
1	3/11/25	REVIEW COMMENTS
No.	DATE	REVISION


Green Site Design LLC
CONSULTING CIVIL ENGINEERS
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

LANDSCAPE PLAN

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

8



TOWN OF PUTNAM ZONING COMMISSION

Check One:

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

Docket No. _____

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.

[Signature]
Signature of Applicant

7/15/25
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 ☒ Plans ☐ Specifications
☐ Copy of letter ☐ Change order ☒ 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:

☒ 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

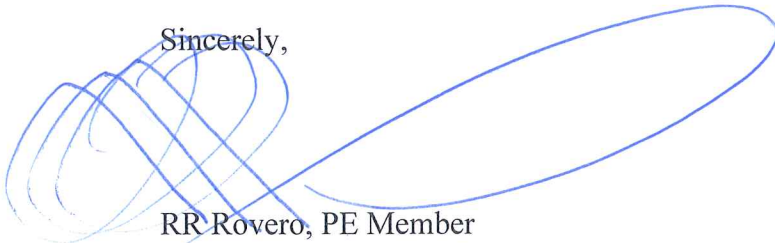
RE: Jackson Consulting LLC applications

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

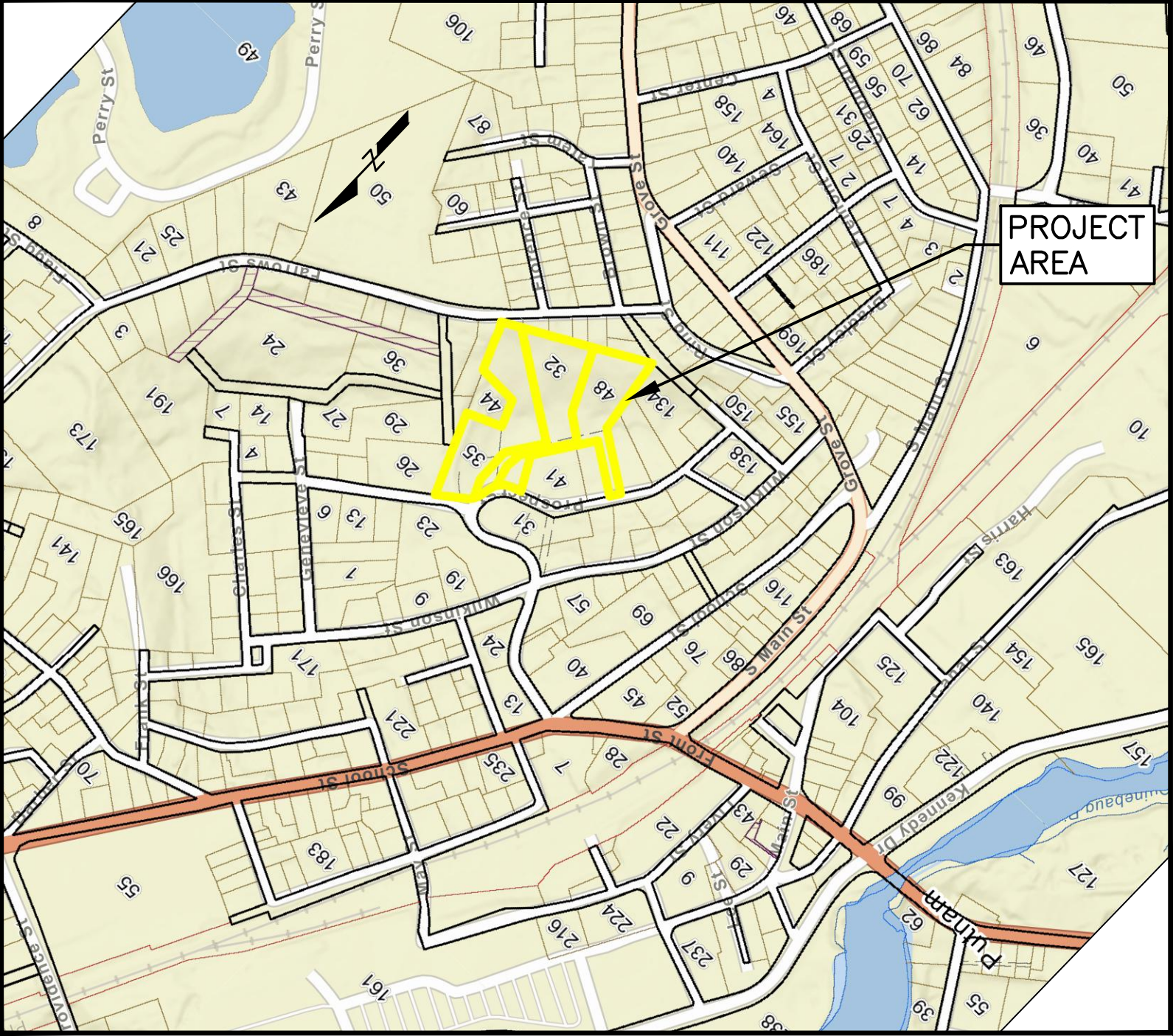
33, 59, & 67 Prospect Street

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	S
FM	SEWER FORCE MAIN	FM
G	GAS	G
126	CONTOUR	126
124.2 x	SPOT ELEVATION	124.2 x
Ø	UTILITY POLE	Ø
E	ELECTRIC	E
T	TELEPHONE	T
X	HAY BALES	X
X	FENCE	X
---	GUIDE RAIL	---
---	STONE WALL	---
+	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 8-28c 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

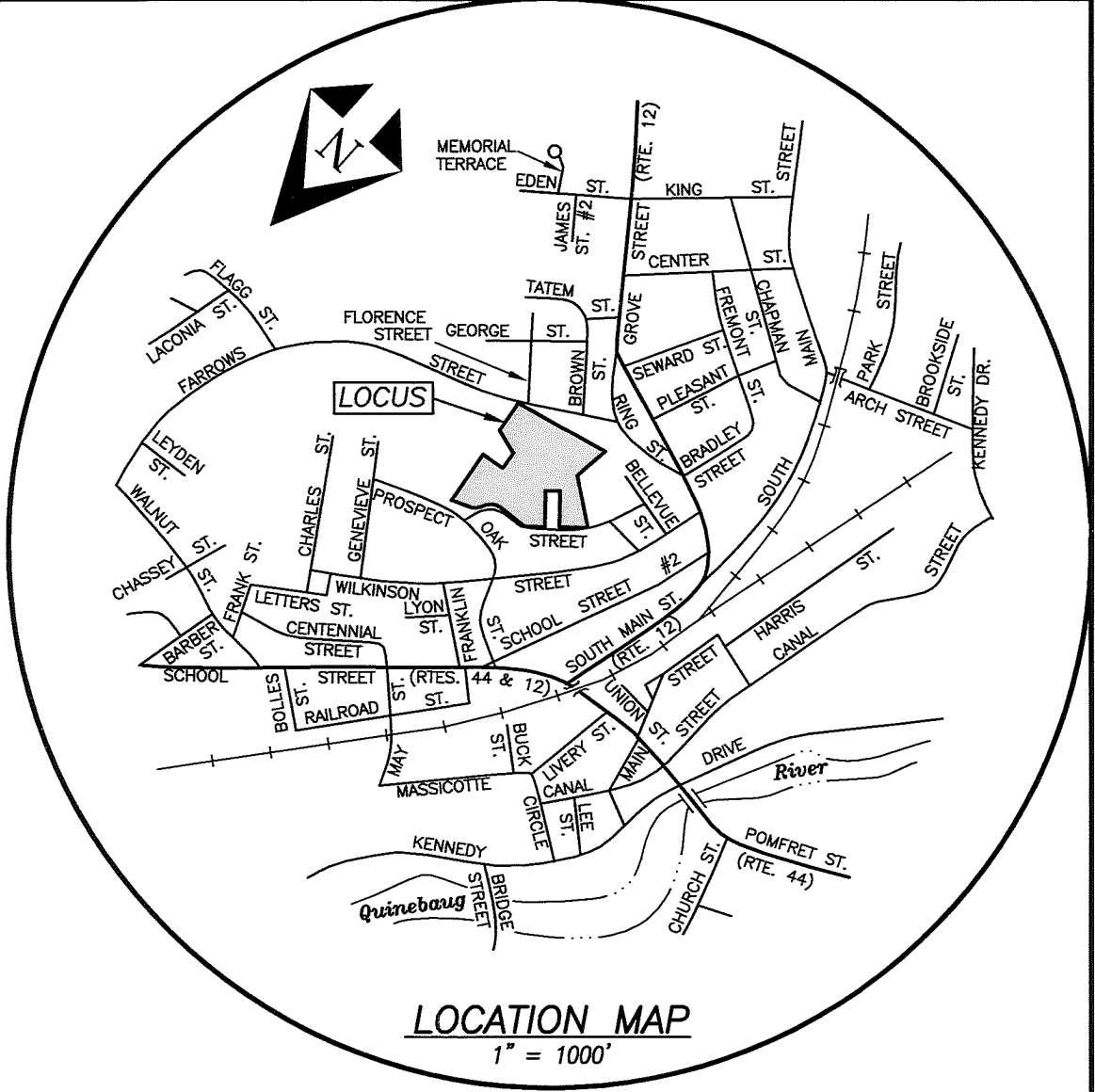
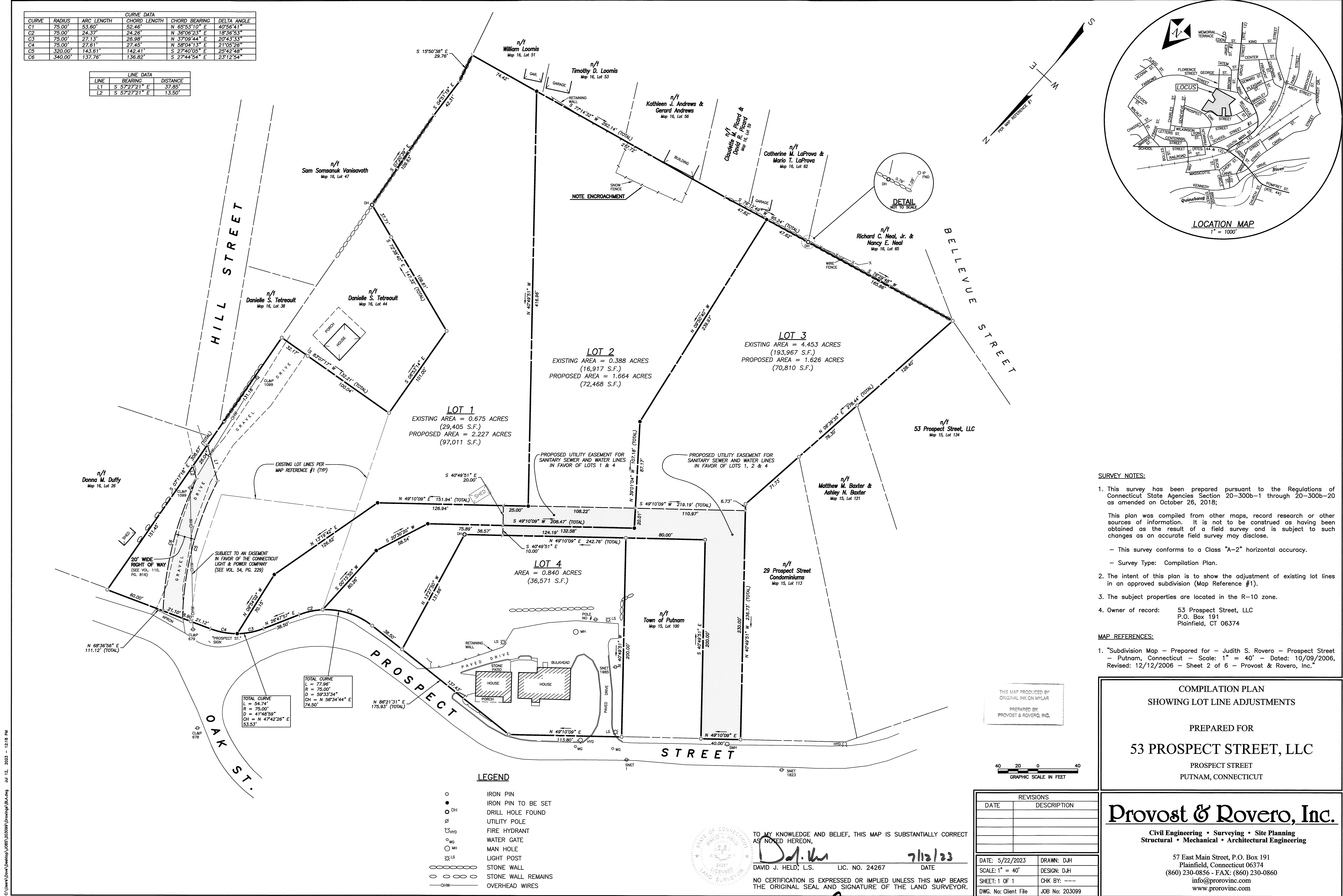
CLA Engineers, Inc.

CIVIL • STRUCTURAL • SURVEYING

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	33.60'	52.46'	N 65°53'10" E	40°58'41"
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°05'28"
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	BEARING	DISTANCE
L1	S 57°27'21" E	37.85'
L2	S 57°27'21" E	13.50'



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

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

Received 7-12-2023 @ 3:06 pm Christina 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.

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.

ZONING COMPLINACE TABLES

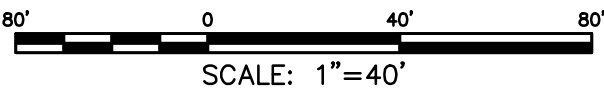
Zone: Residential R-10 (Multi-Family)

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.



CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
1. 8/13/2025 REVISED ENTRANCE AND PER TOWN		Project No. CLA-8010	
No.	DATE	REVISION	Proj. Engineer R.A.D.
33, 59, & 67 Prospect Street Putnam, Connecticut Preacher's Hill Condominiums Prepared for Jackson Consulting, LLC			Date: 7/15/2025
Layout Plan			Sheet No. 2

Bruce Fitzback

From: Drew Goins <agoins1988@gmail.com>
Sent: Friday, August 15, 2025 5:35 PM
To: Bruce Fitzback; Brenda Roy
Subject: Planning and Zoning Commission Meeting (8/20/2025) (Docket # 2025-11)
Attachments: against buildings.docx

Hello,

Please find attached our concerns regarding the potential building request by the Jackson Consulting, LLC.

Thank you,
Thomas M. Young and Andrew N. Goins

August 15, 2025

36 Prospect St

To the City of Putnam:

We are writing to express our strong opposition to the proposed housing development in our neighborhood. While we understand the need for affordable housing in our town, We believe that this project will have a significantly negative impact on our neighborhood.

First, and foremost, the construction of this project would result in significant environmental damage, destroying natural habitats and putting the local wildlife at risk. Additionally, the proposed development is too large for our neighborhood. The increase in population density would lead to increased traffic and noise in our quiet peaceful neighborhood.

Secondly, the type of housing that is being proposed is not in line with the character of our neighborhood. Our neighborhood is made of individual houses that build a community, there is a significant concern that building this development would lead to an increase in crime rates in our neighborhood. It would also drastically alter the aesthetic of our area; replacing the beautiful greenery and wooded area's with an eye-sore of a housing complex.

Finally, there is significant concern around how this development would negatively impact the property values in the neighborhood. The influx of individuals/families could potentially result in a decline in property values, making it difficult for current residents to sell homes; should we need or choose to.

In conclusion, we strongly urge you to reconsider this proposed housing development. While we are able to recognize the need for increased housing opportunities in our town, our neighborhood does not appear to be the appropriate fit for this project. Thank you for your attention to this.

Sincerely,

Thomas M. Young and Andrew N. Goins





TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. 2025-12
Date 8-4-2025
Fee: 160.00 cash
Amount - Check No.

- 1.) Name of Applicant: GEORGE M. CHRISTIE
Address, Telephone No., & Email Address 607 FIVE MILE RIVER RD.
PUTNAM CT 06260 401 864 2703 mcgeo08@gmail.com
2.) Owner of Land GEORGE M. CHRISTIE / DIXIE A. WOODS
Address, Telephone No., & Email Address 607 FIVE MILE RIVER RD.
PUTNAM CT. 06260

- 3.) Location of Property 607 FIVE MILE RIVER RD. PUTNAM CT. Zone AG 2
Street Address
Assessor's Map No. 034 027 000 Lot No. 27

- 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.

- HOME OCCUPATION / WOODWORKING
USE OF EXISTING 14'x24' ATTACHED GARAGE SPACE AND 10'x20'
EXISTING OUT BUILDING / SHED. BOTH HAVE EXISTING ELECTRICAL CAPACITY
- FUTURE POSSIBILITY OF NEW CT. STYLE CARRIAGE HOUSE / SHOP
SPACE TO BE BUILT ON EXISTING CONCRETE FOUNDATION, 28'x50'
WHICH WAS PROPERLY PERMITTED IN 2003 BY PREVIOUS OWNER.
THIS, CONFIRMED W/ BRENDA ROY + CHAD SESSUMS IN 2018

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.

George M. Christie AUG/4/2025
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



607 Five Mile River Road

Putnam, CT

1 inch = 30 Feet



August 11, 2025

www.cai-tech.com



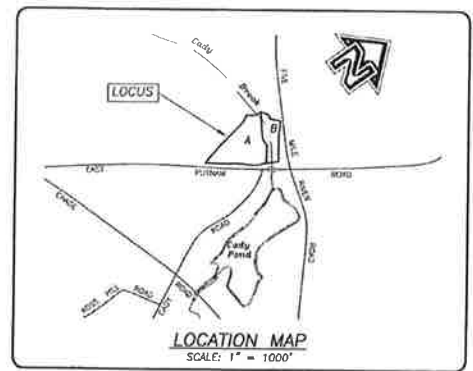
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

DRAWING NUMBER
E014-11-16

DRAWING NUMBER
1580

DRAWING NUMBER
1580

DRAWING NUMBER
1580



NOTES:

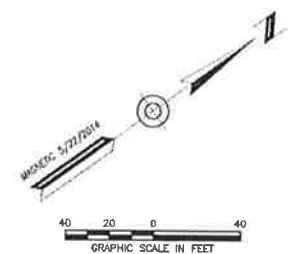
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category:
 - Along existing deed lines = Dependent Resurvey.
 - Along proposed deed lines = Original Survey.
- Zone = AG-2.
- Owner of record: The Estate of Peter T. Serafin
c/o Attorney Edward Higgins
Bochard, Longo & Higgins
P.O. Box 528
Putnam, CT 06260
- Parcel is shown as Lot #27 on Assessors Map #34.
- Land area associated with Cady Brook lies within Flood Hazard Zone AE (Base flood elevation determined). The remaining land lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map #090194 Panel 0010B Effective Date: October 18, 1988.
- Wetlands shown were flagged in the field by Mark Sullivan, Certified Soil Scientist, in April 2014.
- A closing line is a random line used for technical purposes. It is not to be construed as a boundary line.
 - Closing Line (A) - (B) = N 51°18'13" E 167.19'
 - Closing Line (B) - (C) = N 36°32'22" E 111.37'
 - Closing Line (C) - (D) = S 55°41'14" E 214.74'
- The intent of this map is to show the division of said property along the proposed deed lines as shown. This parcel was created on 07/17/1926 (Vol. 37 Pg. 247) and is eligible for a free split.

MAP REFERENCES:

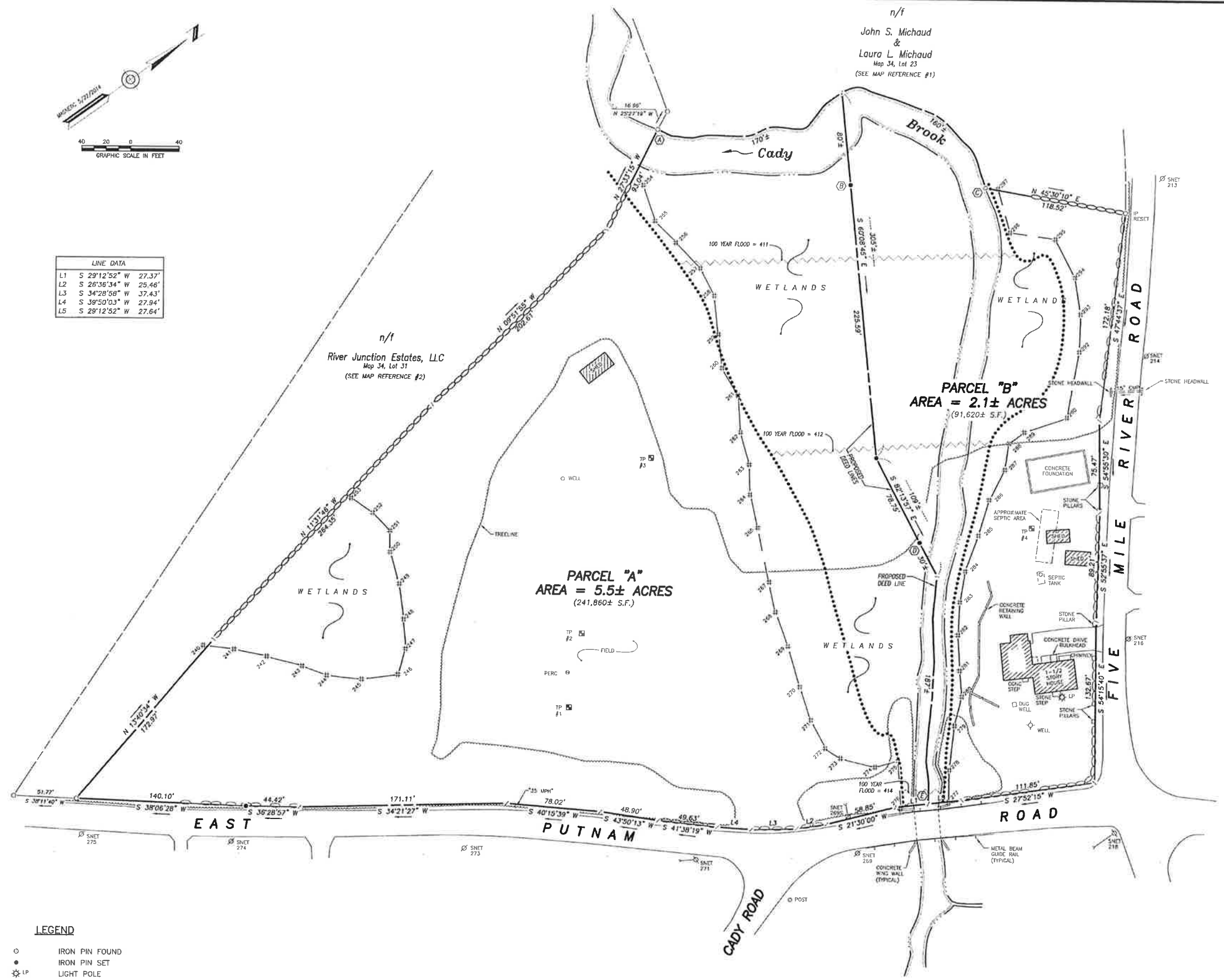
- "Division of Land - Owned by - Fernand Michaud and Kathleen L. Michaud - Five Mile River Road - Putnam, Connecticut - Scale: 1" = 40' - Date: 01 September 1989 - Sheet 1 of 1 - Prepared by: Albert L. Fitzback, L.L.S. On file as Map #1022 in the Town of Putnam Land Records.
- "Re-subdivision Plan - 'River Junction Estates' - Prepared for River Junction Estates, LLC - East Putnam Road & Chase Road Putnam, Connecticut - Scale: 1" = 100' - Date: 10/00 - Revised to: 04/22/05 - Sheet 4 of 16 - Prepared by: Messier & Associates, Inc. On file as Map #1345 in the Town of Putnam Land Records.

DATE	DESCRIPTION

PROPERTY SURVEY SHOWING PARCEL DIVISION PREPARED FOR THE ESTATE OF PETER T. SERAFIN EAST PUTNAM ROAD & FIVE MILE RIVER ROAD PUTNAM, CONNECTICUT	
Killingly Engineering Associates Civil Engineering & Surveying 114 Westcott Road P.O. Box 421 Darien, Connecticut 06224 (860) 779-7299 - FAX: (860) 774-3703	
DATE: 6/03/2014	DRAWN: AMR
SCALE: 1" = 40'	DESIGN: --
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 14042



LINE DATA		
L1	S 29°12'52" W	27.37'
L2	S 26°36'34" W	25.46'
L3	S 34°28'58" W	37.43'
L4	S 39°50'03" W	27.94'
L5	S 29°12'52" W	27.64'



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - ⊙ LP LIGHT POLE
 - ⊙ SIGN
 - ⊙ UTILITY POLE
 - ⊙ PERC PERCOLATION TEST HOLE
 - ⊙ TP TEST PIT
 - INLAND WETLANDS FLAG
 - STONE WALL
 - STONE WALL REMAINS
 - 100 YEAR FLOOD LIMIT

THIS MAP IS PRODUCED
BY ORIGINAL DATA
ON MYLAR BY
KILLINGLY ENGINEERING
ASSOCIATES, LLC



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

Greg A. Glaude 7.17.2014
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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

Received Oct. 5, 2016 @ 11:20 AM Sam J. Sereny Putnam, CT Town Clerk



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. _____

Date _____

Fee: _____

Amount - Check No. _____

- 1.) Name of Applicant: Don DiCostanzo (112 Old Road, LLC)
Address, Telephone No., & Email Address 379 New Sweden Road, Woodstock, CT 06281
860-465-7735 donnydwoodstock@att.net
- 2.) Owner of Land 112 Old Road, LLC
Address, Telephone No., & Email Address 379 New Sweden Road, Woodstock, CT 06281
860-465-7735 donnydwoodstock@att.net
- 3.) Location of Property 112 Old Road Zone R-40
Street Address
Assessor's Map No. 45 Lot No. 39
- 4.) State the nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

Applicant requests special permit/site plan approval to develop the parcel into General Warehousing & Storage, Open Lot Storage of Building Materials & Machinery, Open Storage of Earth Material, & Heavy Truck & Tractor Trailer Repair. See Plan Set for details.

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.



07/30/2025

Signature of Applicant

Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



July 30, 2025

Town of Putnam
Zoning Commission
200 School Street
Putnam, CT 06260

**RE: 112 Old Road Special Permit Application
Waiver Request**

Commissioners,

The Applicant and Property Owner of 112 Old Road, Don DiCostanzo, respectfully requests that the Commission Waive the requirements of Zoning Section 114.C.2, requiring the submission of a Traffic Report with the Special Permit Application.

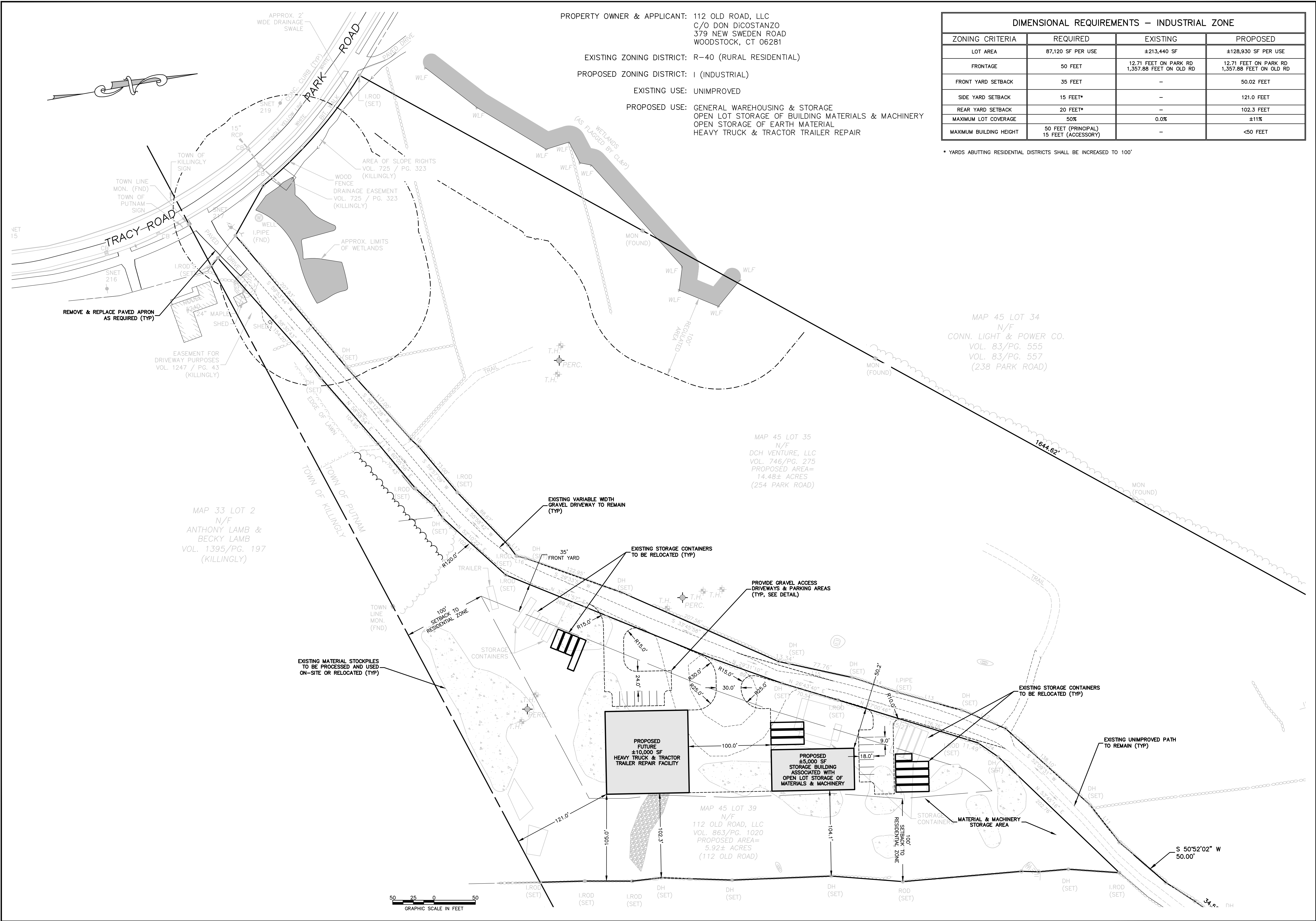
The proposed uses envision a maximum of 20 Employees and existing traffic volumes on Park Road/Tracy Road are well below the roadway's capacity. Therefore, the additional trips generated by the proposed development are not anticipated to have any measurable impact and the capacity of the existing roadways. CT DOT Traffic Count Data for Park Road, documenting the low peak hour volumes on Park Road, is attached for your reference.

Please contact me (pparent@chasolutions.com, 860-885-1052) if you have any questions or if you need any additional information.

Thank You,


Pete Parent, P.E.
Project Manager

File: V:\PROJECTS\ANY\K\092428.000\09 DESIGN DRAWINGS\01 SHEETS\092428 STP.DWG



PROPERTY OWNER & APPLICANT: 112 OLD ROAD, LLC
C/O DON DICOSTANZO
379 NEW SWEDEN ROAD
WOODSTOCK, CT 06281

EXISTING ZONING DISTRICT: R-40 (RURAL RESIDENTIAL)

PROPOSED ZONING DISTRICT: I (INDUSTRIAL)

EXISTING USE: UNIMPROVED

PROPOSED USE: GENERAL WAREHOUSING & STORAGE
OPEN LOT STORAGE OF BUILDING MATERIALS & MACHINERY
OPEN STORAGE OF EARTH MATERIAL
HEAVY TRUCK & TRACTOR TRAILER REPAIR

DIMENSIONAL REQUIREMENTS – INDUSTRIAL ZONE			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 SF PER USE	±213,440 SF	±128,930 SF PER USE
FRONTAGE	50 FEET	12.71 FEET ON PARK RD 1,357.88 FEET ON OLD RD	12.71 FEET ON PARK RD 1,357.88 FEET ON OLD RD
FRONT YARD SETBACK	35 FEET	–	50.02 FEET
SIDE YARD SETBACK	15 FEET*	–	121.0 FEET
REAR YARD SETBACK	20 FEET*	–	102.3 FEET
MAXIMUM LOT COVERAGE	50%	0.0%	±11%
MAXIMUM BUILDING HEIGHT	50 FEET (PRINCIPAL) 15 FEET (ACCESSORY)	–	<50 FEET

* YARDS ABUTTING RESIDENTIAL DISTRICTS SHALL BE INCREASED TO 100'

SITE DEVELOPMENT PLAN
PREPARED FOR

112 OLD ROAD LLC
112 OLD ROAD
PUTNAM, CT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd	By	Date

SITE
LAYOUT
PLAN

Designed By: PMP	Drawn By: PMP	Checked By:
Issue Date: 07/24/2025	Project No: 092428	Scale: 1" = 50'

Drawing No.:

SHEET 2