

Planning & Zoning Commission Hybrid Meeting Agenda
October 15, 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 # 2025-11 Jackson Consulting, LLC request for a Special Permit for multi-family in accordance with Section 304 Table 111-1 of the Town of Putnam Zoning regulations for the construction of 2 buildings consisting of 12 units each. (24 units total) Property located at 33, 59 & 67 Prospect Street, Town Assessors Map 16, Lots 32/35/48. Zoned R-10. VOTE REQUIRED

Regular Meeting:

Review the minutes of the September 17, 2025 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

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

Other Business:

Accepting of New Applications for public hearing on November 19, 2025, meeting if applicable. VOTE REQUIRED

Plan of Conservation and Development Review

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/84091852424?pwd=riRE61FyYpihsocPrBVvhLhh2pFLLs.1>

Meeting ID: 840 9185 2424

Passcode: 5lp7MW

One tap mobile

+16469313860,,84091852424#,,, *459170# US

+19292056099,,84091852424#,,, *459170# US (New York)

Join instructions

<https://us06web.zoom.us/join/84091852424/invitations?signature=yVp7hOVlp3VKBtCKRFTXfNI0qcOn10ZsNaRxrrbwCaA>

Planning & Zoning Commission Hybrid Meeting Minutes
September 17, 2025, 7:00 P.M.
Putnam Municipal Complex
Room 113 First Floor
200 School Street
Putnam, CT 06260

Present: Douglas Taylor-Acting Chairman, Lisa-Jean Clifford, Elizabeth Thompson, Nick Huston
Absent: Patricia Hedenberg

Agenda

Public hearing continued 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 of Greenside Designs along with property owner Jay Ray of Mystic, CT were present. Ellen Bartlette explained that the project meets the Special Permit criteria. Various residents from the neighborhood spoke in opposition expressing their concerns regarding safety, width of the road, school buses, fire trucks, and the turnaround areas for fire truck within the development referencing the one way in and out. Joel & Erin Perry, an immediate abutter of the site and owners of Graphics Unlimited, had concerns about the safety of their customers and employees as the easement runs along their property. Motion by Lisa-Jean to close the public hearing second by Nick Huston. 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. Noah Jackson was present as well as Bob Deluca with CLA Engineering. There would be 2 (12) unit buildings three stories high with four units on each level. Parking would consist of 52 spaces, 4 of which would be designated as handicapped. There would be a landscaped buffer put in place for abutting residential properties. 2 8-yard dumpsters would be located on site. The applicant is requesting a waiver on the filing of condominium documents prior to the approval being granted. Shaun Keller of Chappell Engineering reviewed his traffic study with the Commission. Various residents from the neighborhood spoke in opposition expressing their concerns regarding safety with the increased traffic referencing the width of the road for cars, school buses, and fire trucks. A letter of opposition was received and read into the record from Thomas Young and Adrew Goins which was placed on file. Jeremy Whitman of Mohegan Street, Marco Epifani of Church Street and Ben Carbone of Walnut Street spoke in favor. Motion by Lisa-Jean Clifford to continue the public hearing, second by Nick Huston. ALL WERE IN FAVOR.

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. WITHDRAWN BY APPLICANT.

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. Peter Parent of CHA reviewed the proposal with the Commission. CJJ Adventures spoke in favor of it. Motion by Nick Huston to close the public hearing, second by Liz Thompson, ALL WERE IN FAVOR.

Regular Meeting:

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

Motion by Lisa Jean to accept the minutes, second by Liz Thompson. ALL WERE IN FAVOR.

Correspondence received was read into the record of the public hearing.

New Business:

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

Motion by Lisa-Jean Cliffrod to approve with the condition that a there be a sheltered bus stop put in place, second by Nick Huston. ALL WERE IN FAVOR.

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

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

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
WITHDRAWN BY APPLICANT

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.

Motion by Lisa-Jean Clifford to approve, second by Liz Thompson. ALL WERE IN FAVOR

Other Business:

Accepting of New Applications for public hearing on October 15, 2025, meeting if applicable. None

Motion by Nick Huston to adjourn at 9:24 P.M., second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Dear Members of the Board,

The attached neighborhood analysis was prepared in consideration of the design for Preacher's Hill Condominiums. In order to ensure the design fits into the aesthetics and character of the surrounding neighborhood, we took a comprehensive approach in reviewing all neighboring properties leading up to the development.

Our findings show that the neighborhood primarily consists of aging multi-family units from the early 1900's. The neighborhood also has a significant quantity of aging single-family homes that have partially begun to be renovated throughout. As for style, the neighborhood seems to have a variety of home types. Therefore, Preacher's Hill was designed with a colonial style to fit the character of the age of the homes and maintain a simplistic aesthetic. Neutral tones were selected for the siding to blend in with the existing forested vegetation that is scheduled to be protected.

Density calculations of the homes currently existing tend to be increased for the multi-family units and fairly dense for the single-family homes. Preacher's Hill is proposed at a density supported and encouraged by the Plan of Conservation of Development and Zoning Bylaws for Putnam.

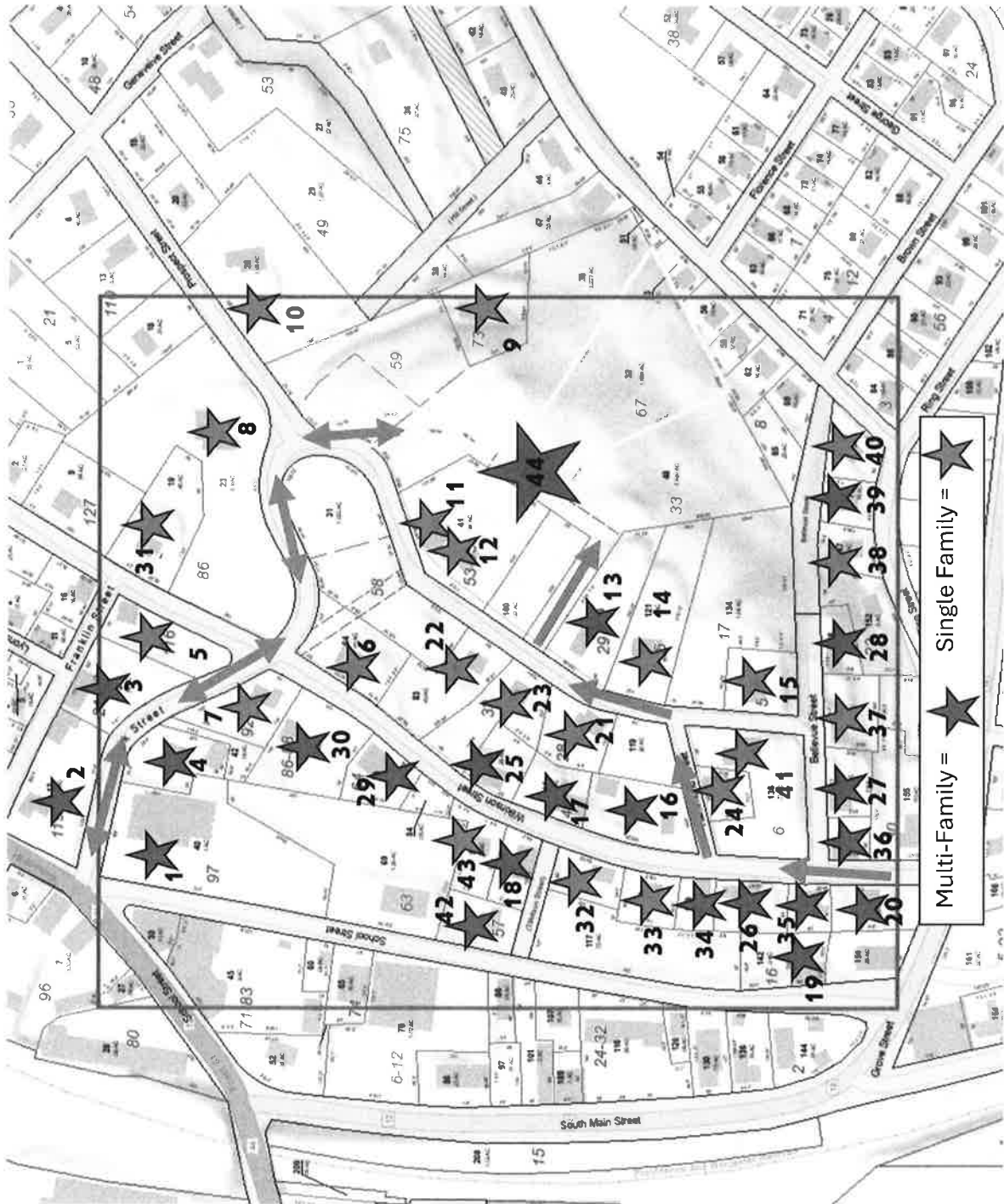
As for building size, the majority of homes throughout the neighborhood are 2-3 stories. Preacher's Hill will be 3 stories, consistent with the neighborhood today. The primary benefit of building 3 stories is to keep the dwelling units within a smaller building footprint and tuck them as deep into the forested land off of the street as feasible.

Below are map figures of the properties analyzed, tables of supportive publicly available data, and photos of the existing neighborhood properties today.

We look forward to providing 24 new construction units, at an affordable price, to a neighborhood that is within a primary location for continued activation of Downtown Putnam.

Sincerely,

Noah Jackson
Jackson Consulting, LLC



Neighborhood Analysis									
Map #	Type	Units	Grade	Year Built	Acres	Acres/Unit	SF	SF/Unit	
1	M	27	AA-	1930	1.23	0.05	53,579	1,984	
2	M	6	C+	1860	0.63	0.11	27,443	4,574	
3	M	10	C+	1900	0.56	0.06	24,394	2,439	
4	M	2	C	1930	0.26	0.13	11,326	5,663	
5	S	1	C	1877	0.38	0.38	16,553	16,553	
6	S	1	B-	1867	0.41	0.41	17,860	17,860	
7	S	1	C-	1958	0.30	0.30	13,068	13,068	
8	S	1	B-	1964	1.90	1.90	82,764	82,764	
9	S	1	C	1981	0.31	0.31	13,504	13,504	
10	S	1	B-	1977	1.05	1.05	45,738	45,738	
11	S	1	C	1937	0.42	0.42	18,295	18,295	
12	S	1	B-	1937	0.42	0.42	18,295	18,295	
13	M	2	C	2008	0.60	0.30	26,136	13,068	
14	S	1	C+	2007	0.60	0.60	26,136	26,136	
15	S	1	B-	1875	0.38	0.38	16,553	16,553	
16	M	2	C+	1878	0.32	0.16	13,939	6,970	
17	M	4	C+	1900	0.27	0.07	11,761	2,940	
18	M	3	C+	1947	0.18	0.06	7,841	2,614	
19	M	2	C	1900	0.15	0.08	6,534	3,267	
20	M	2	B	1869	0.29	0.15	12,632	6,316	
21	M	2	C	1900	0.38	0.19	16,553	8,276	
22	S	1	C	2007	0.43	0.43	18,731	18,731	
23	S	1	C+	2020	0.41	0.41	17,860	17,860	
24	S	1	C+	1900	0.16	0.16	6,970	6,970	
25	M	2	C+	1900	0.26	0.13	11,326	5,663	
26	M	4	B-	1890	0.24	0.06	10,454	2,614	
27	M	2	C	1915	0.21	0.11	9,148	4,574	
28	M	2	C	1917	0.15	0.08	6,534	3,267	
29	M	2	C-	1949	0.21	0.11	9,148	4,574	
30	M	2	C	1900	0.34	0.17	14,810	7,405	
31	S	1	C+	1900	0.45	0.45	19,602	19,602	
32	S	1	C	1900	0.17	0.17	7,405	7,405	
33	S	1	C	1986	0.25	0.25	10,890	10,890	
34	M	2	C+	1887	0.11	0.06	4,792	2,396	
35	M	2	B-	1867	0.30	0.15	13,068	6,534	
36	M	3	C	1888	0.13	0.04	5,663	1,888	
37	S	1	C	1900	0.26	0.26	11,326	11,326	
38	S	1	C	1932	0.20	0.20	8,712	8,712	
39	M	3	C	1870	0.19	0.06	8,276	2,759	
40	S	1	C+	1973	0.24	0.24	10,454	10,454	
41	S	1	C+	2025	0.77	0.77	33,541	33,541	
42	M	2	C	1860	0.27	0.14	11,761	5,881	
43	S	1	C+	1942	0.23	0.23	10,019	10,019	
44	M	24	A	2025	5.52	0.23	240,321	10,013	



