

Zoning Board of Appeals Hybrid Meeting
November 18, 2025, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2025-005 Connecticut Department of Transportation in conjunction with State Project 01115-0122 Replacement of Retaining Wall along Route 44 request for a variance from the Town of Putnam Zoning Regulations for an already non-conforming lot to become further non-conforming with a lot size of 3,942 S.F. in lieu of the required 87,120 S.F. to acquire 83 +/- of the subject property. The property is located at 100 Pomfret Street, Town Assessors Map 15, Lot 115, Zoned Industrial. VOTE REQUIRED

Public hearing on Appeal # 2025-006 Derik Gagnon request for a variance from the Town of Putnam Zoning Regulations Section 607 Excavation B. Exemptions 2. Provided that less than 1500 cubic yards is disturbed or removed. The applicant is requesting to vary the exemption of 1500 cubic yards to the removal 5000 cubic yards. Property located at 188 Sabin Street, Town Assessors Map 10, Lot 83, Zoned R-10. VOTE REQUIRED

Public hearing on Appeal # 2025-007 Thomas Thurlow and Wendy Van Kirk request for a variance of 20' from the required 25' rear yard setback down to 5' and a variance of 12' from the required 20 feet down 8' to remove an existing garage/stable and construct a workshop with a small 1-bedroom apartment consisting of 300 S.F. Property located at 18 Chapman Street, Town Assessors Map 19, Lot 4, Zoned R-7. VOTE REQUIRED

Regular Meeting:

Review minutes of the October 21, 2025 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2025-005 Connecticut Department of Transportation – Pomfret Street – Variance-For an already non-conforming lot to become further non-conforming with a lot size of 3,942 S.F. in lieu of the required 87,120 S.F. to acquire 83 +/- of the subject property.

Appeal # 2025-006 Derik Gagnon – 188 Sabin Street - Variance - Exemption of 1500 cubic yards to the removal 5000 cubic yards.

Appeal # 2025-007 Thomas Thurlow and Wendy Van Kirk – 18 Chapman Street- Variance -25' rear yard setback down to 5, and side yard setback 20' down to 8.'

Other Business: VOTE REQUIRED

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

Adjournment.

PUTNAM – ZBA MEETING NOV. 18, 2025

Join Zoom Meeting

<https://us06web.zoom.us/j/87689288414?pwd=aRMphAfUaHcs9XlxBb9L6T4rTU4yWR.1>

Meeting ID: 876 8928 8414

Passcode: 4T4HmV

One tap mobile

+16469313860,,87689288414#,,,,*437885# US

+19292056099,,87689288414#,,,,*437885# US (New York)

Join instructions

<https://us06web.zoom.us/join/87689288414/invitations?signature=rrRitiu25BPiA8DEiPHkihxaXY14CZs5ViMiv2rJEME>

Zoning Board of Appeals Hybrid Meeting Minutes
October 21, 2025, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Joseph Nash-Chairman, Scott Zadora, Marnie Ciquera, Glenn Godley

Absent: Mike Bogdanski

Agenda:

Opened public hearing on Appeal # 2025-003 Sam's Food Store, c/o Arsalan Altaf Director of Real Estate request for a modification to an existing fueling station in accordance with Section 210 of the Town of Putnam Zoning Regulations the proposed replacement of existing underground tanks which have expired along with the installation of new pumps to optimize traffic flow through the site. The property is located at 303 Kennedy Drive, Town Assessors Map 11, Lot 138, Zoned GC. Bruce Fitzback reviewed the plans with the Board expressing his concerns regarding the placement of a gas pump within the Eversource gas line easement. Motion by Joseph Nash to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR

Continue public hearing on Appeal # 2025-004 Thomas Thurlow and Wendy Van Kirk request for a variance of 15' from the required 25' rear yard setback down to 10' to remove an existing garage/stable and construct a workshop with a small 1-bedroom apartment consisting of 300 S.F. Property located at 18 Chapman Street, Town Assessors Map 19, Lot 4, Zoned R-7. The applicant withdrew the application as it was brought to his attention the morning of the meeting by his surveyor that what he stated on his application did not reflect what was on the site plan. A new application will be submitted for next month's meeting agenda. Motion by Glenn Godley to accept the withdrawal, second by Scott Zadora. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the September 16, 2025 meeting.

Motion by Scott Zadora to accept the minutes, second by Marnie Ciquera. Scott Zadora, Marnie Ciquera, Glenn Godley voted in favor, with one abstention from Joseph Nash as he was not present.

Correspondence:

Public Participation:

New Business:

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

Motion by Scott Zadora to approve with the condition that they follow up with Bruce Fitzback once authorization is received from Eversource prior to the placement of the gas pump in the easement, second by Marnie Ciquera. ALL WERE IN FAVOR.

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

Other Business:

Accepting of New Applications for public hearing for the November 18, 2025, meeting.

Derek Gagnon-188 Sabin Street – Variance cubic yards earth removal

Motion by Marnie Ciquera to accept the application second by Scott Zadora. ALL WERE IN FAVOR.

State of Ct D.O.T. -Variance – Pomfret Street retaining wall project

Motion by Scott Zadora to accept the application, second by Marnie Ciquera. ALL WERE IN FAVOR.

Motion by Glenn Godley to adjourn at 7:24 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2025-005

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10-1-2025
FEE: \$160.00 8530
Amount Check # ju

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

- 1.) NAME OF APPLICANT: Connecticut Department of Transportation
ADDRESS & TELEPHONE NO. 2800 Berlin Turnpike, Newington, CT 06131; 860-594-2458
- 2.) OWNER OF LAND Phaythoun T. Southavong
ADDRESS 100 Pomfret Street
- 3.) PREMISES LOCATED AT: MAP 015 LOT 115 STREET CARD NO. 000
- 4.) ZONE I - Industrial AREA OF LOT 0.09 acres FRONTAGE 70 feet

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
In conjunction with State Project 0115-0122, Replacement of Retaining Wall Along Route 44, the
Department of Transportation (DOT) proposed to acquire 83± square feet from the subject
property, as shown on the attached map. As a result, the DOT is seeking a variance to allow this
already nonconforming lot to become further nonconforming with a lot size of 3,942 sq. ft. in lieu
of the required 87,120 sq. ft. Pursuant to CGS 48-24, a condemning authority, in this case the
DOT, must obtain a variance if, as a result of an acquisition, the remaining portion of the property
is less than the minimum size required by local zoning regulations. Failure to obtain a variance
may result in a total acquisition of the property, denying the owner's use and occupancy of the
remainder through no fault of their own.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

SIGNATURE OF APPLICANT' DATE _____



STEVEN B. SUDON



RIGHT OF WAY SURVEY
TOWN OF PUTNAM
MAP SHOWING LAND ACQUIRED FROM
PHAYTHOUN T. SOUTHAVONG
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
REPLACEMENT OF RETAINING WALL
ALONG ROUTE 44
SCALE 1"=40'
JAMES A. FATHALL, P.E.
AUGUST 2005

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
PETTY CASH ACCOUNT

Bank of America
ACH R/T 011900571

8530

51-57/119 CT
708

9/26/25

PAY TO THE
ORDER OF

Town of Putnam

\$ **160.00

One Hundred Sixty and 00/100*****

DOLLARS

MEMO

ZBA Application Fee



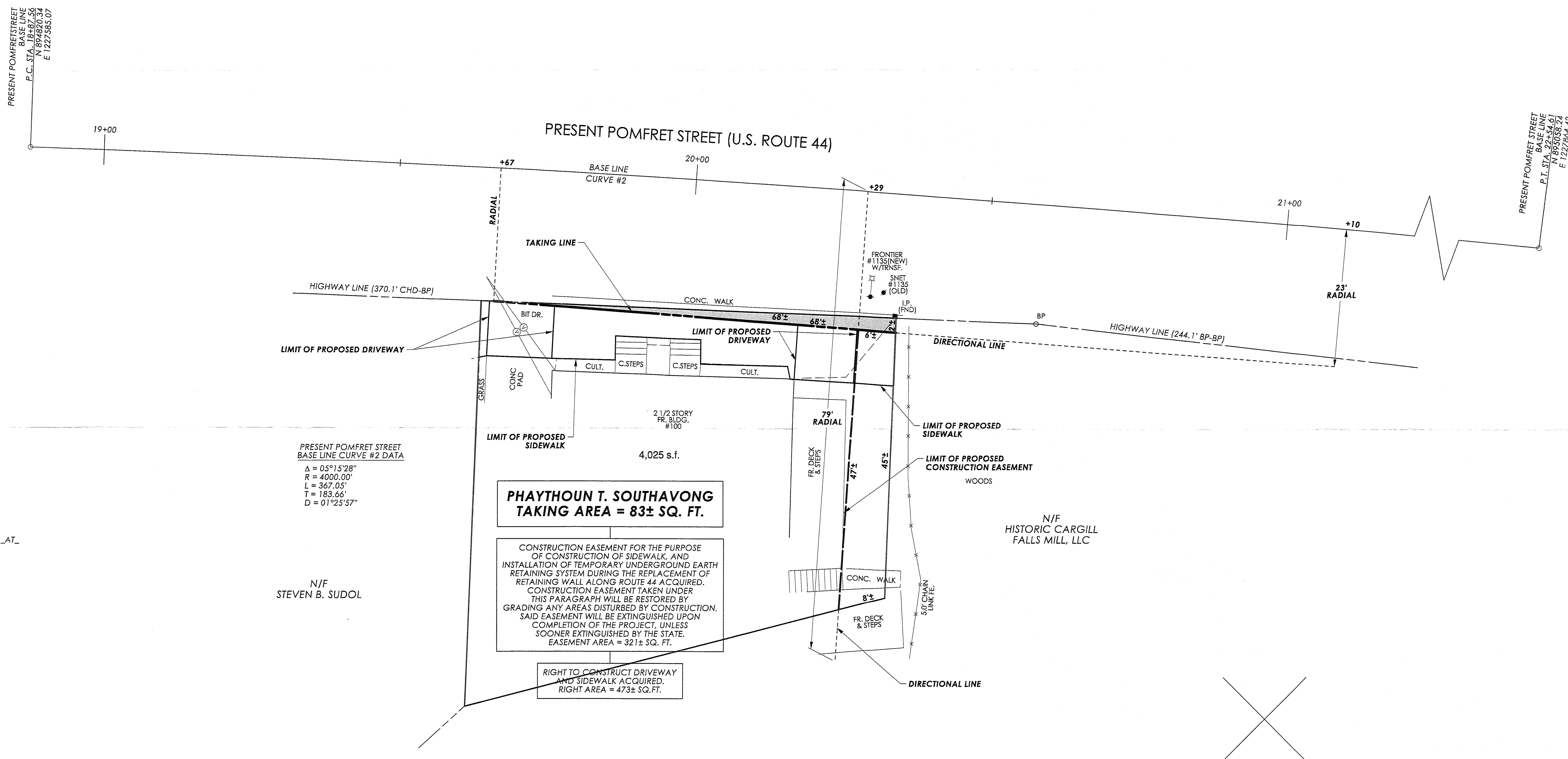
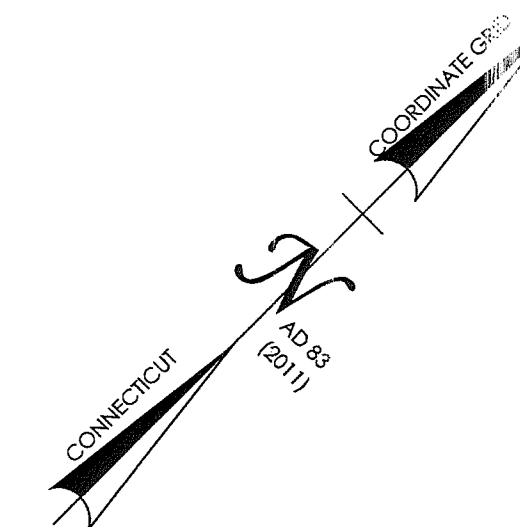
[Signature]
AUTHORIZED SIGNATURE



⑈000185480⑈020164005202⑈00000012498⑈

Details on Bank Security Features Included

Existing Lot Area = 4,025 s.f.
Proposed Acquisition = 83± s.f.
Remaining Lot Area = 3,942± s.f.
Minimum Lot Area (I) = 87,120 s.f.



REFERENCES:

- GENERAL LOCATION SURVEY PROVIDED BY CTDOT DISTRICT 2. PROJECT NO. 115-122. CADD FILE: SV_D2_115_0122_PUTNAM_US44_AT_SABIN_ST_AND_CHURCH_ST_RETAINING_WALL_ORD.DGN
- CTDOT CONSTRUCTION PROJECT NO. 0115-0122. ENTITLED: "REPLACEMENT OF RETAINING WALL ALONG ROUTE 44"
- CTDOT RIGHT OF WAY MAP NO. 115-11, SHEET NO. 1 OF 2
- VOL. 516, PG. 185 (WARR.)
- MAP ENTITLED: "PLAN IN SUBDIVISION OF DWELLING PROPERTIES OF THE PUTNAM WOOLEN CORP. LOCATED IN PUTNAM, CONN.", SCALE 1"=40', DATE JUNE 1941 (MAP NO. 245 P.L.R.)

PRESENT POMFRET STREET
BASE LINE CURVE #2 DATA
Δ = 05°15'28"
R = 4000.00'
L = 367.05'
T = 183.66'
D = 01°25'57"

N/F
STEVEN B. SUDOL

PHAYTHOUN T. SOUTHAVONG
TAKING AREA = 83± SQ. FT.

CONSTRUCTION EASEMENT FOR THE PURPOSE OF CONSTRUCTION OF SIDEWALK, AND INSTALLATION OF TEMPORARY UNDERGROUND EARTH RETAINING SYSTEM DURING THE REPLACEMENT OF RETAINING WALL ALONG ROUTE 44 ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY GRADING ANY AREAS DISTURBED BY CONSTRUCTION. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE. EASEMENT AREA = 321± SQ. FT.

RIGHT TO CONSTRUCT DRIVEWAY AND SIDEWALK ACQUIRED. RIGHT AREA = 473± SQ. FT.

NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT IS A RIGHT OF WAY SURVEY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION FOR THE PROJECT REFERENCED HEREON. THE BASE LINE FROM WHICH THIS PROPERTY TRANSACTION IS REFERENCED CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.
- THE FEATURES DEPICTED ARE THE RESULT OF THE GENERAL LOCATION SURVEY FOR THE PROJECT OR AS REFERENCED HEREON.
- THE PROPERTY AND STREET LINES DEPICTED CONFORM TO CLASS D ACCURACY. THEY HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE NOT TO BE CONSTRUED AS NECESSARILY BEING THE RESULT OF A FIELD SURVEY, NOR DO THEY REPRESENT A PROPERTY/BOUNDARY OPINION.
- THE CONSTRUCTION EASEMENT DEPICTED HEREON WILL BE FORMALLY EXTINGUISHED BY AN AFFIDAVIT WHICH WILL BE FILED IN THE PUBLIC LAND RECORDS.

Digitally signed
by Scott Elsdon
Date:
2025.08.21
09:18:49-04'00'

DRAWN BY DPH
DATE 06-05-2025
CHECKED BY SAE
DATE 07-15-2025

File: C:\Users\Heldenisa\State of Connecticut\0115-0122 - Design\PMaps\SV_CS_0115_0122_001_PM_ORD.dgn

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

0 10' 20'
SCALE IN FEET

DATE	REVISION	REQ. BY

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL
TOWN NO. 115
PROJECT NO. 115-122 CHRISTINE E. AUBREY, P.L.S.
SERIAL NO. 1 TITLE TRANSPORTATION PRINCIPAL ENGINEER
SHEET 1 OF 1 DATE

RIGHT OF WAY SURVEY

TOWN OF PUTNAM
MAP SHOWING LAND ACQUIRED FROM
PHAYTHOUN T. SOUTHAVONG
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
**REPLACEMENT OF RETAINING WALL
ALONG ROUTE 44**

SCALE 1"=10' JAMES A. FALLON, P.E.
AUGUST 2025
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10-9-25

FEE: \$160.00 ~~210.00~~

Amount Check #

146 *JK*

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

1.) NAME OF APPLICANT: DERIK GAGNON derik_gagnon@hotmail.com
ADDRESS & TELEPHONE NO. 188 SABIN ST. PUTNAM. 860.428.0182

2.) OWNER OF LAND DERIK GAGNON
ADDRESS 188 SABIN ST. PUTNAM

3.) PREMISES LOCATED AT: MAP 10 LOT 83 STREET CARD NO. _____

4.) ZONE R10 AREA OF LOT 0.61AC FRONTAGE 262.77'

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

SECTION 607-EXCAVATION, B. EXEMPTIONS

2. ... PROVIDED THAT LESS THAN 1500 CUBIC YARDS IS DISTURBED
OR REMOVED.

REQUEST TO VARY 1500 CUBIC YARDS TO 5,000 CUBIC YARDS.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____


SIGNATURE OF APPLICANT

10.9.25
DATE

Neighbor List for 188 Sabin St

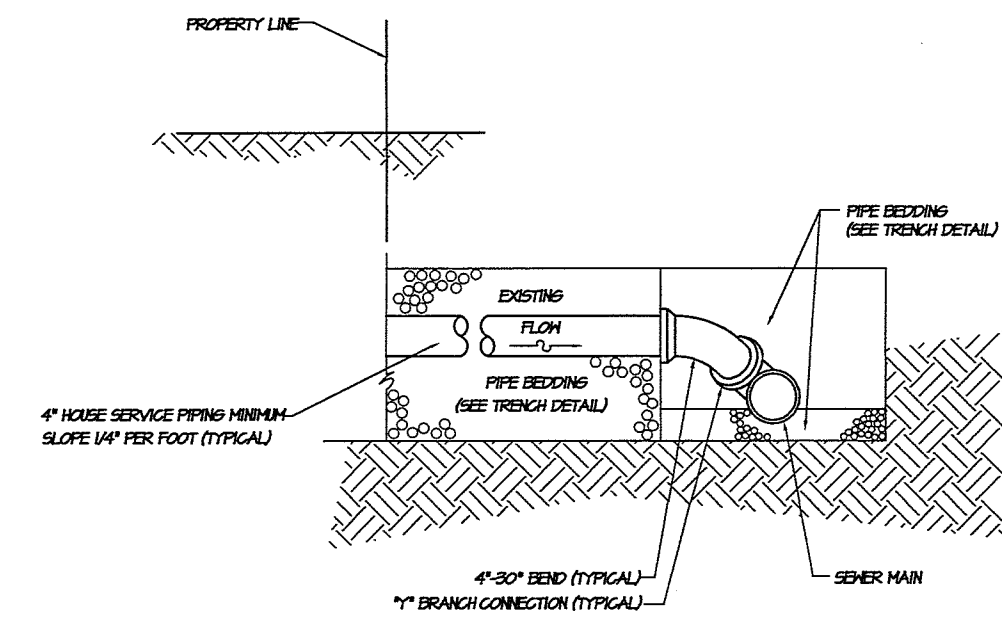
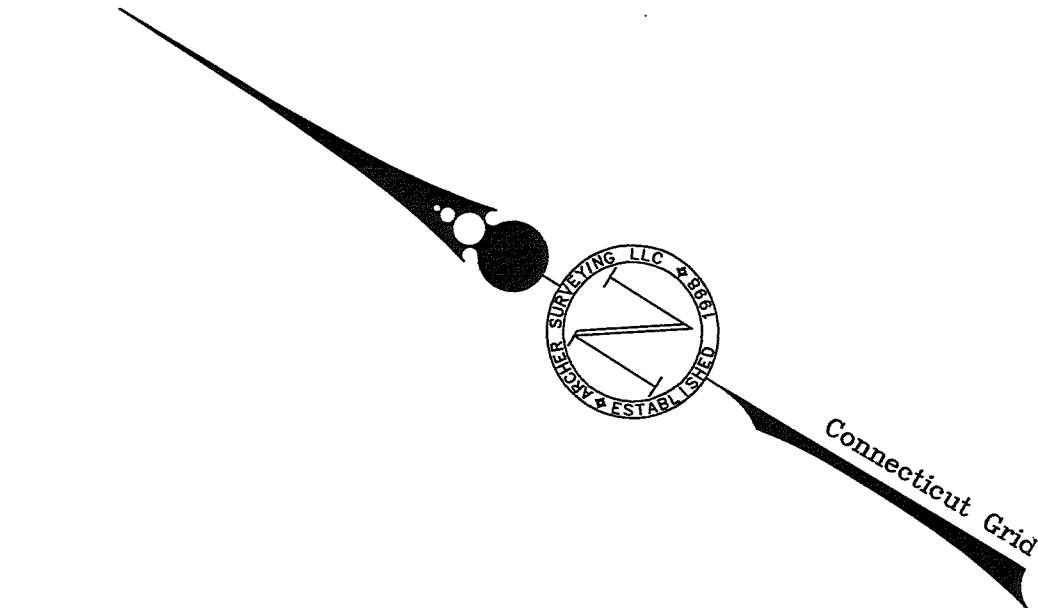
Joseph Wright – 200 Sabin St, Putnam

Michael Vandt – 433 E. Thompson Rd, Thompson

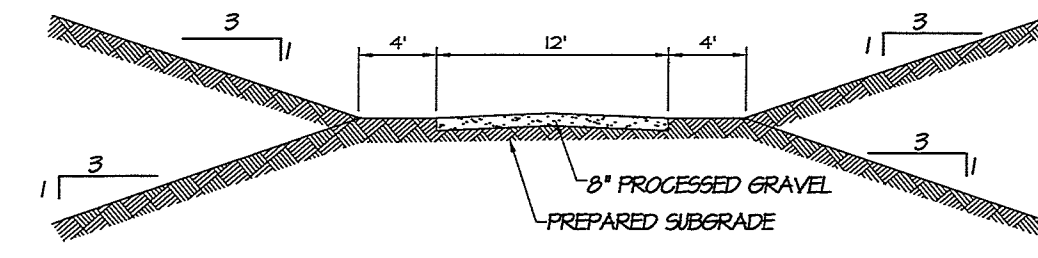
Robert Ward – 51 Underwood Rd, Putnam

Benjamin Mateus – 41 Underwood Rd, Putnam

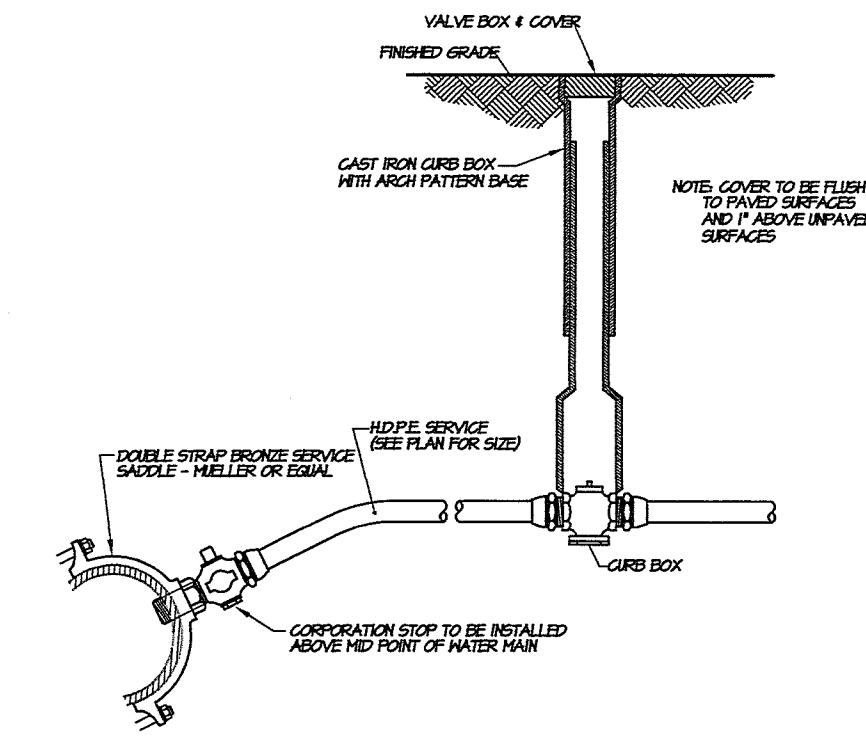
Putnam Baptist Homes Inc. (Little River Acres) – PO Box 499
Dayville, CT 06241



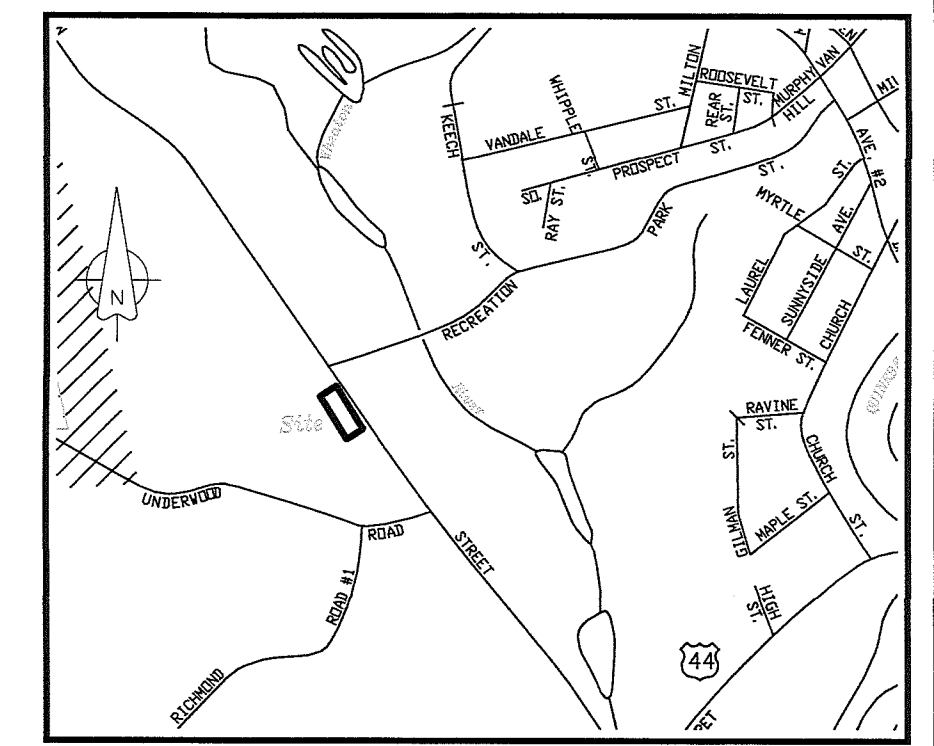
SEWER CONNECTION DETAIL
NOT TO SCALE



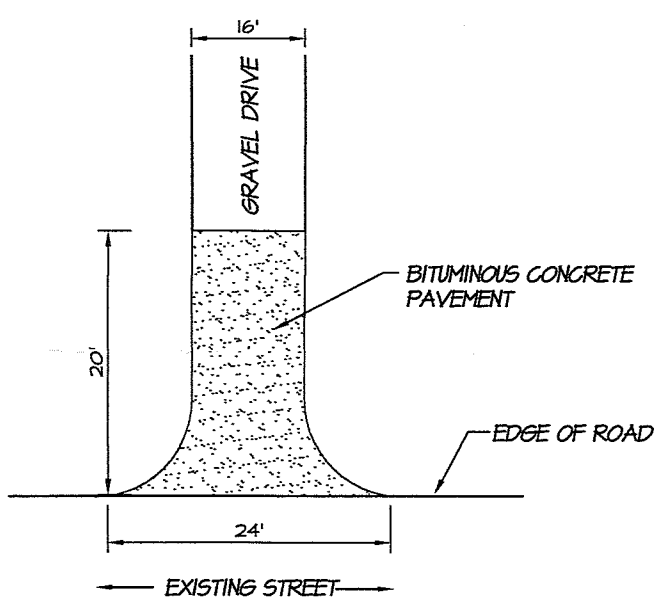
GRAVEL DRIVE DETAIL
NOT TO SCALE



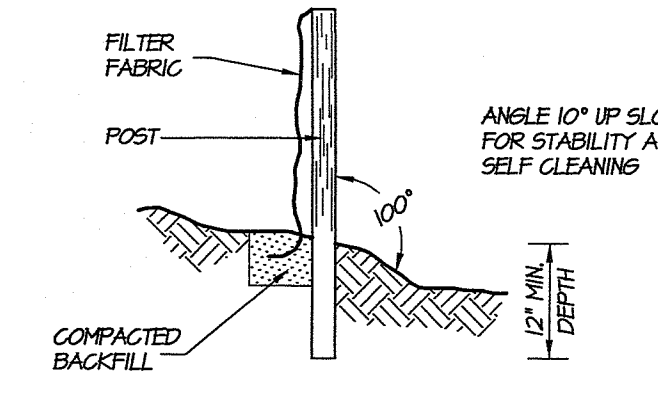
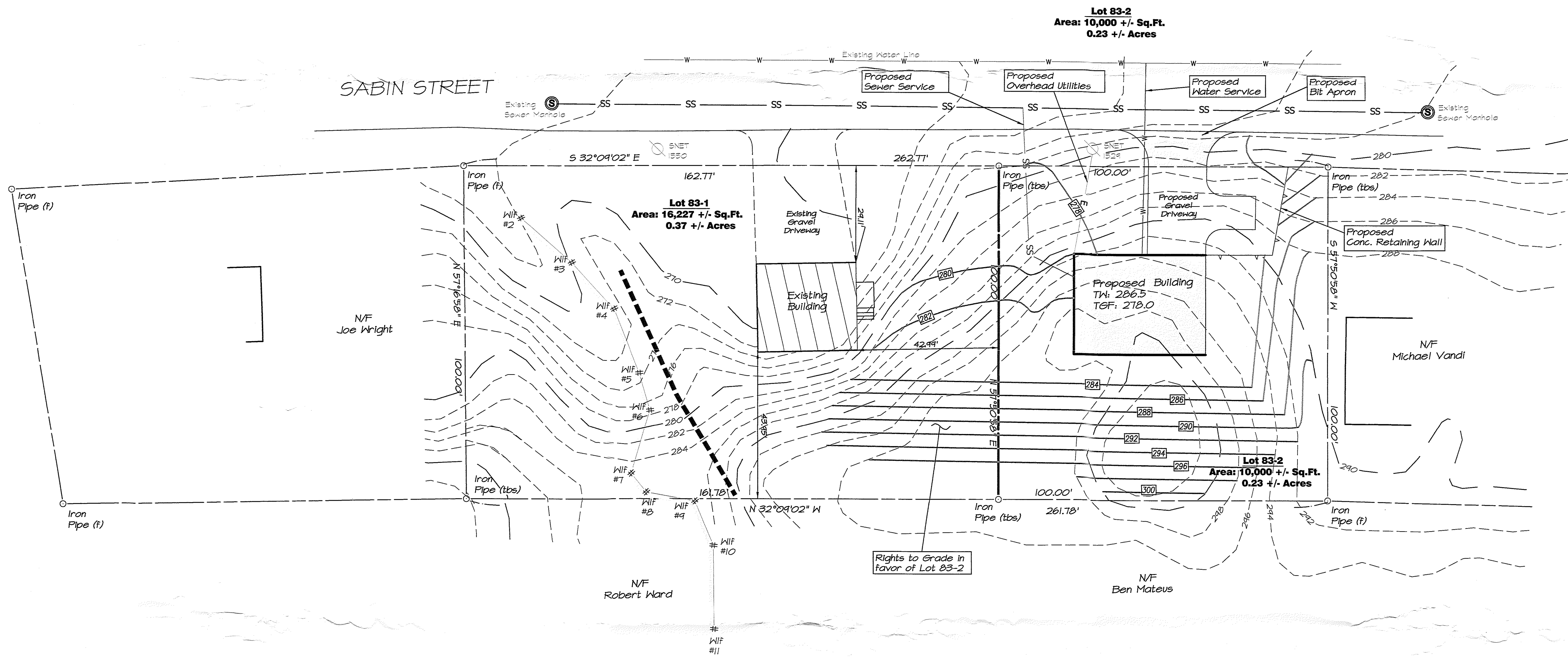
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



Location Map
SCALE
1" = 1000 FT



PAVED APRON
NOT TO SCALE



SILT FENCE
NOT TO SCALE

KWP associates
18 Providence Road, Brooklyn, Connecticut
DAVID A. SMITH, P.E. 09/22/2025
NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief, this map is substantially correct as noted hereon.
Paul M. Archer, Surveyor
No certification is expressed or implied in this map bears the embossed seal of the land surveyor.

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Site Development Plan
 - Boundary Determination: Resurvey
 - Intent: Site Development
- Parcels shown as Lot 83 on Assessors Tax Map 10 of the Putnam Assessors Office
- Property is served by Public Water & Sewer
- North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.
- Wetlands was delineated by Joseph Theroux, and field located by Archer Surveying LLC
- Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System
- Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval = 2', Vertical Datum = Approx. NAVD88.

MAP REFERENCE:

1. Division of Property, First Time Split, Prepared for Derik Gagnon, 188 Sabin Street, Putnam, Connecticut, Date: January 2025, Prepared by: Archer Surveying LLC

LEGEND

- PROPERTY LINE
- STONEWALL
- SILT FENCE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT

REVISIONS	
DATE	DESCRIPTION
09/22/25	Misc.

Site Development Plan

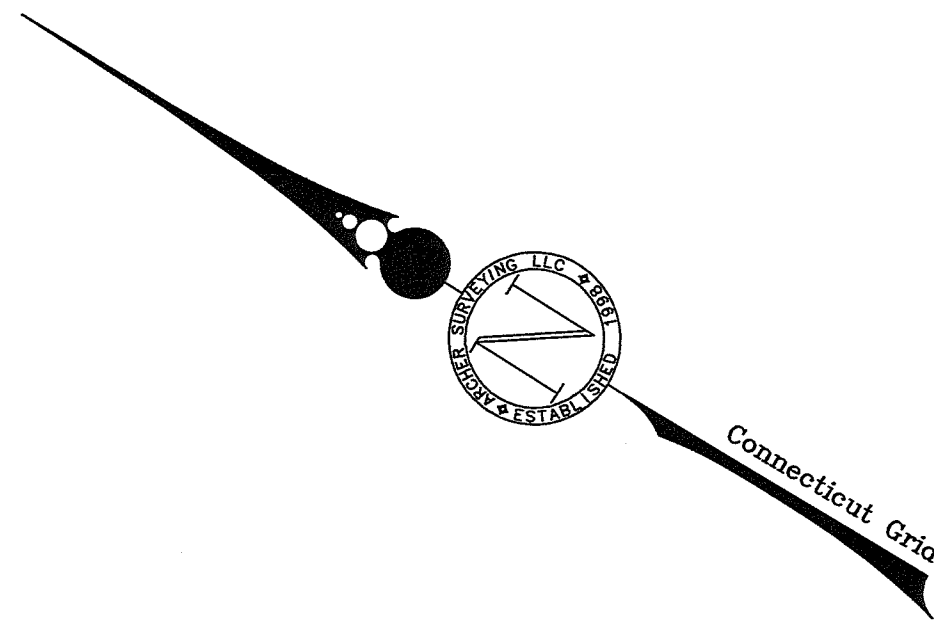
Prepared For:
Derik Gagnon
188 Sabin Street
Putnam, Connecticut

DRAWING SCALE: 1"=20'

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

LOUIS J. SOJA, JR.
LAND SURVEYOR

Sheet No. 1 OF 1 Project No. 2431 Date: July 22, 2025

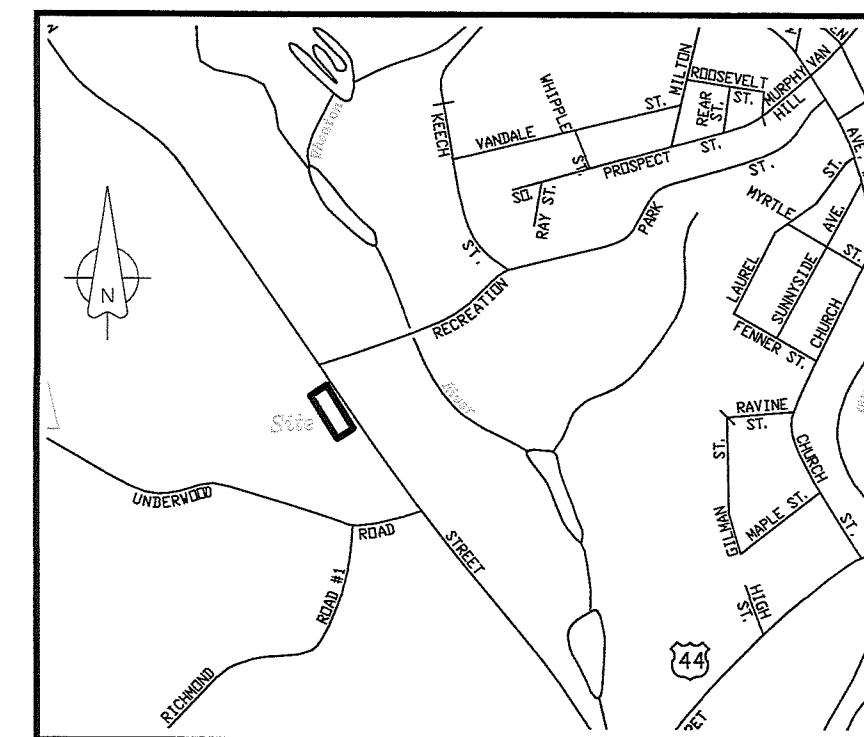


Parcel History
Subdivision Established: June 15, 1956

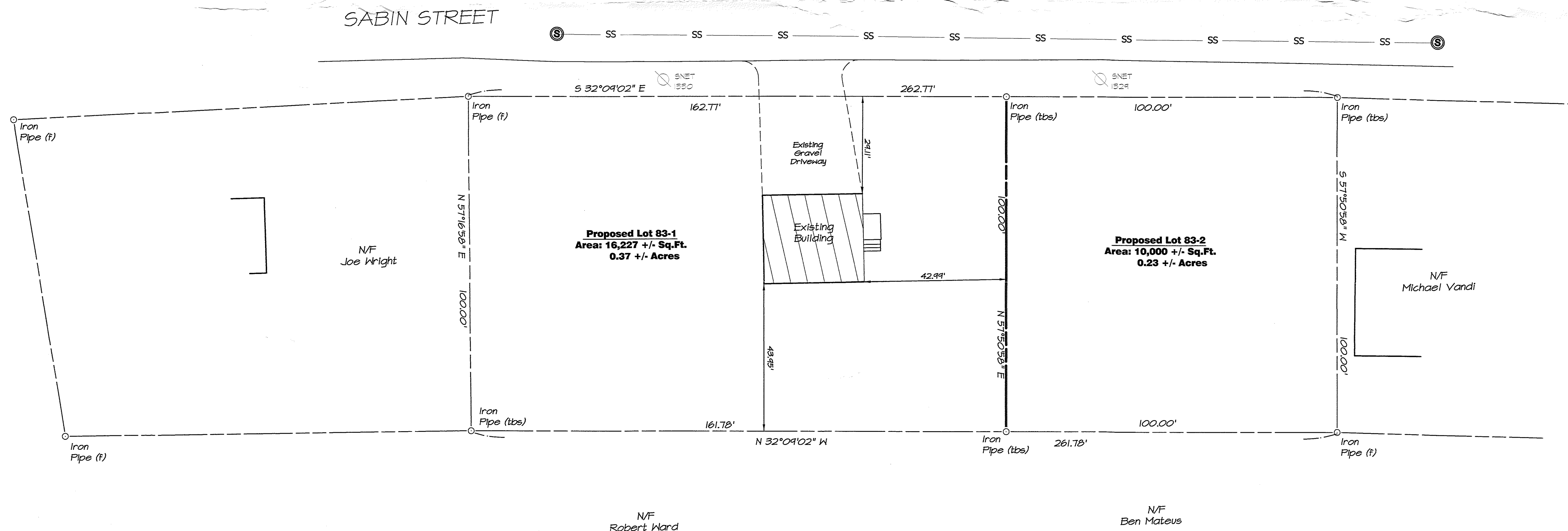
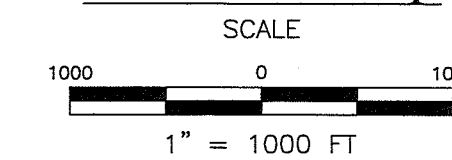
Grantor	Grantee	Date	Vol. / Pg
Walter J. Ruckl, Jr	Derik J. Gagnon	April 15, 2019	826 / 125
Est. Lillian Ruckl	Walter J. Ruckl	Dec. 15, 2015	T11 / 210
Est. Walter Ruckl	Lillian Ruckl	Sept. 5, 1996	295 / 200
Beatrice Wilbur Aldine Cole	Walter & Lillian Ruckl	June 28, 1956	63 / 514
Est. Mary Morse	Beatrice Wilbur Aldine Cole	Aug. 15, 1939	44 / 458

Zoning Table
Zone: R-10

	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Size	10,000 Sq. Ft.	14,784 Sq. Ft.	11,788 +/- Sq. Ft.
Frontage	90'	144.89'	117.88'
Front Setback	25'	29.11'	-
Side Setback	20'	20.17'	-
Rear Setback	25'	43.95'	-



Location Map



Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Existing Conditions Survey
 - Boundary Determination: Resurvey
 - Intent: Depict Existing Conditions with Respect to Property Lines
- Parcels shown as Lot 83 on Assessors Tax Map 10 of the Putnam Assessors Office
- Property is served by Public Water & Sewer
- North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.

To my knowledge and belief, this map is substantially correct as noted hereon.

[Signature]
Paul A. Archer, Commission No. 70013
02/24/2025

No certification is expressed or implied by this map bears the embossed seal of the land surveyor whose signature appears hereon.

Division of Property
"First Time Split"

Prepared For:
Derik Gagnon
188 Sabin Street
Putnam, Connecticut

DRAWING SCALE: 1"=20'



LOUIS J. SOJA, JR.
LAND SURVEYOR AND PLANNER

Sheet No. 1 of 1 Project No. 2431 Date: January 30, 2025

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SEWER LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	IRON PIN
	DRILL HOLE
	PROPERTY POINT
	UTILITY POLE

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: _____

FEE: 160.00
Amount Check #

____ APPLICATION FOR SPECIAL EXCEPTION
x VARIANCE FROM THE ZONING ORDINANCE
____ CERTIFICATE OF APPROVAL OF LOCATION
____ APPEAL FROM THE DECISION OF THE ZONING AGENT

1.) NAME OF APPLICANT: Thomas Thurlow & Wendy Van Kirk

ADDRESS & TELEPHONE NO. 18 Chapman St. 860-933-8872

2.) OWNER OF LAND Thomas Thurlow & Wendy Van Kirk

ADDRESS 18 Chapman St Putnam CT 06260

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

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

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

~~Zoning Regulations : 25' Rear Setback Required, 5' Rear Setback Requested~~

20' Side Setback Required, Per Plan, 8' Side Setback Requested

~~Remove old garage/stable, and construct workshop with 300 sq ft 1 bedroom apartment~~

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____

SIGNATURE OF APPLICANT' _____ DATE _____



50 feet Abutters List Report

Putnam, CT
July 28, 2025

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

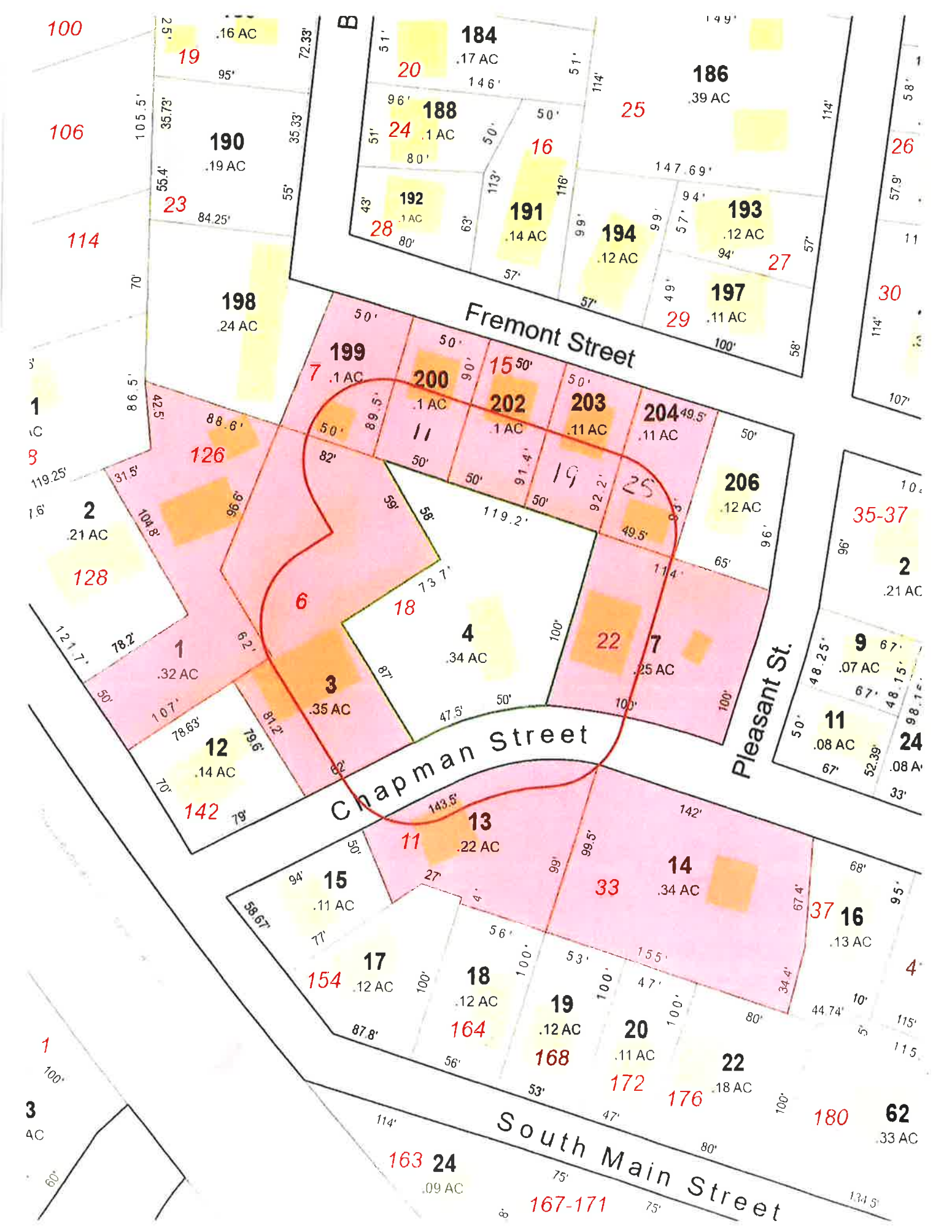


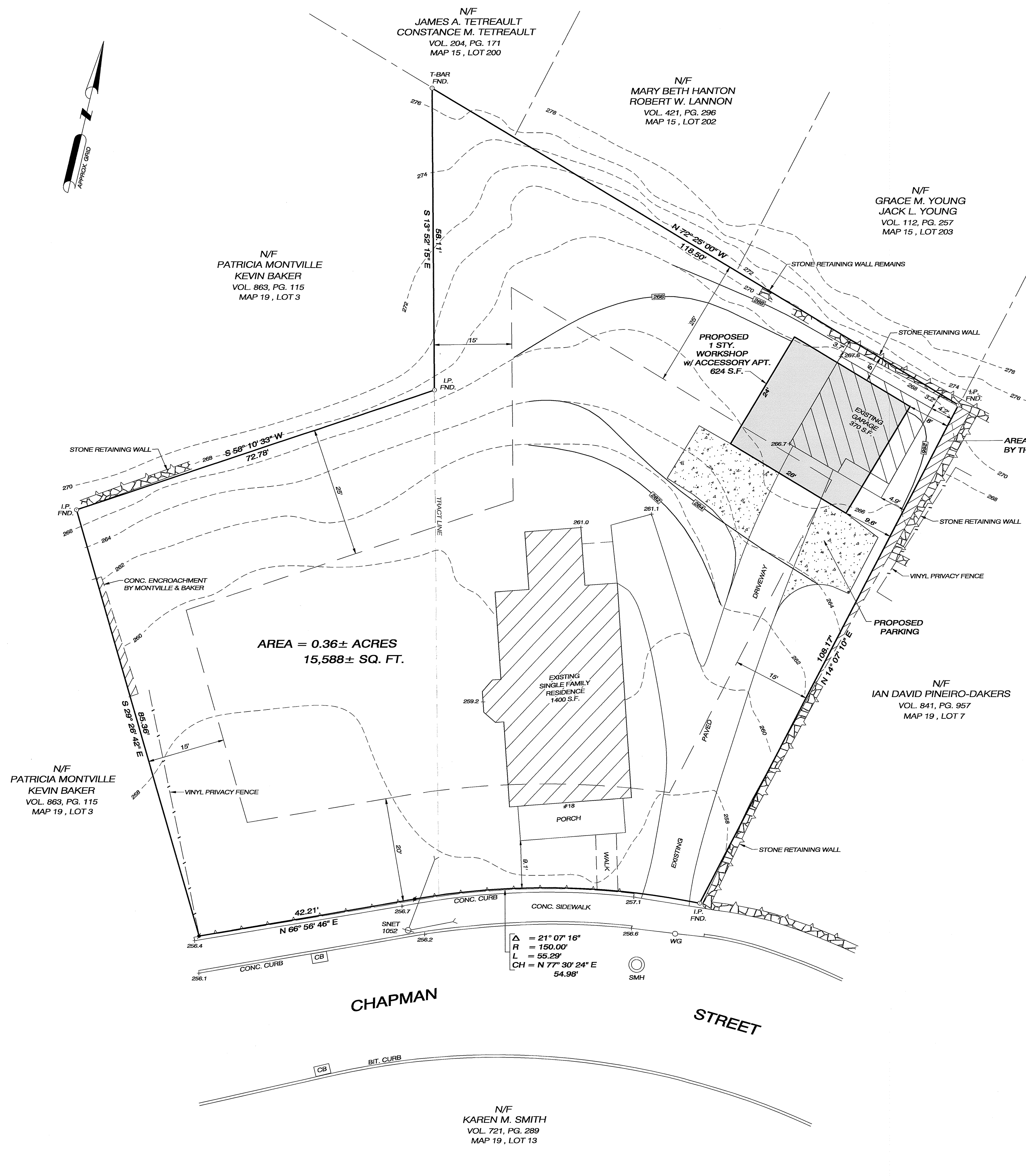
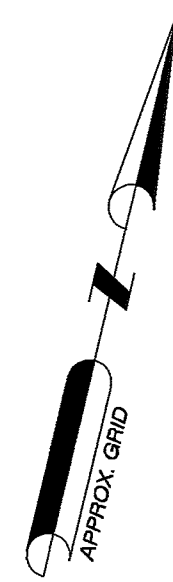
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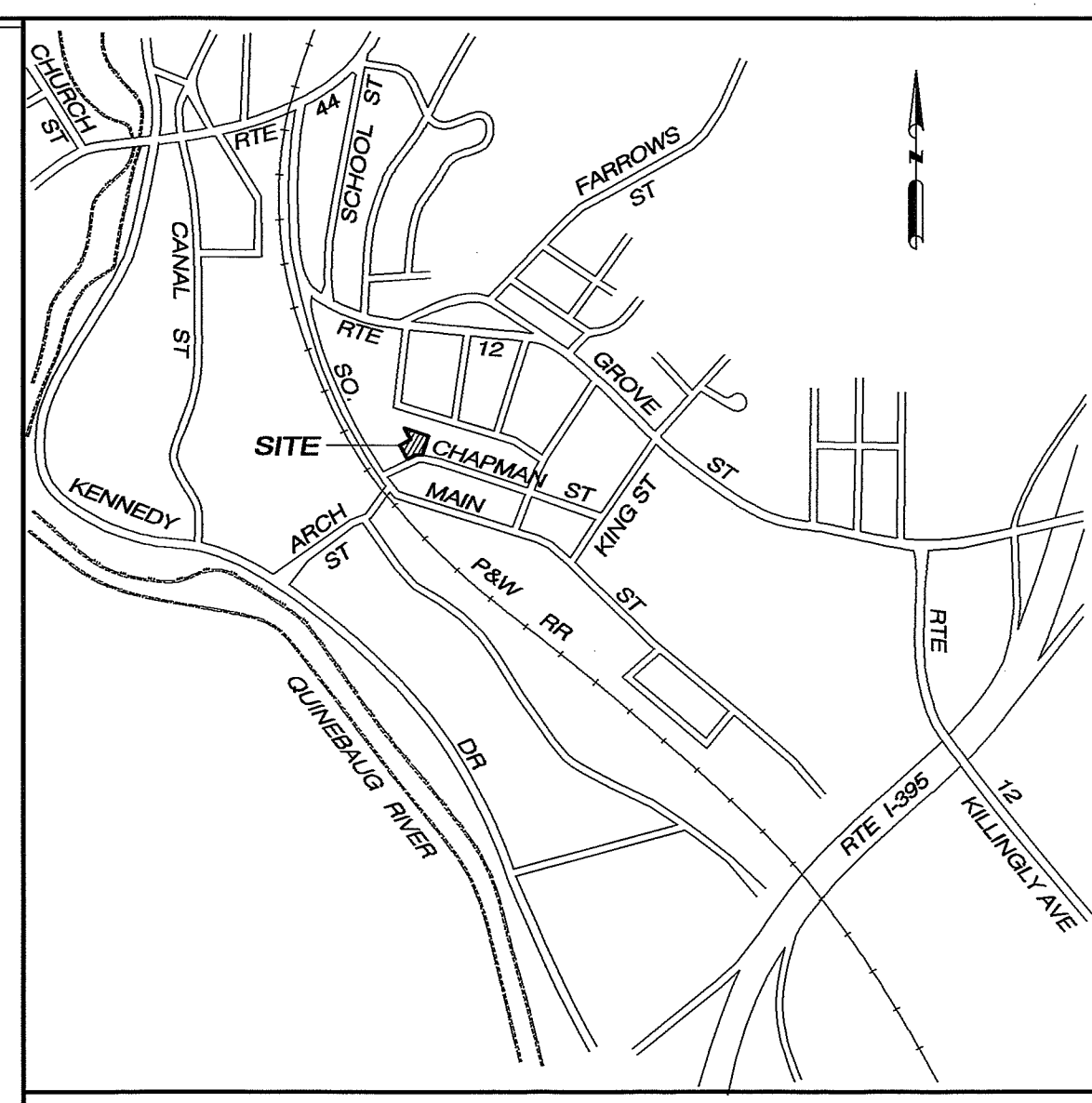
7/28/2025

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



LOCATION MAP 1" = 1000'

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

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

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

PAULA A. TERWILLIGER, L.S. NO. 70155 DATE 9/16/2025

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

IMPROVEMENT LOCATION SURVEY

PLAN SHOWING PROPOSED ACCESSORY DWELLING UNIT PREPARED FOR

THOMAS P. THURLOW AND WENDY L. VANKIRK

63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230

SHEET NO: 1 OF 1

REVISED:

0 5' 10' 20' 30'

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