

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 WITHDRAWN BY APPLICANT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.