

Planning & Zoning Commission Hybrid Meeting Agenda
November 19, 2025 7:00 P.M.
Putnam Municipal Complex
Room 113 First Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda

Public hearing on Docket # 2025-14 Charles Cady, Managing Member of FORMA, LLC request for a Special Permit in accordance with the Putnam Zoning Regulations Sections 501 & 502 to increase the height to 54 feet and Section 304 entitled "Schedule of Uses and Districts" Table III-1 category Lodging, Dining and Conference/Banquet for a Hotel-with facilities and services for hotel room guests, options: dining facilities, lounge, bar, event facilities. Property located at 76-80 Main Street, Assessors Map 15, Lot 78 and 88 Main Street, Assessors Map 15, Lot 70, Zoned PD. VOTE REQUIRED

Public hearing on Docket # 2025-15 Strategic Commercial Realty, Inc. DBA Rawson Materials request for a renewal of a special permit for earth removal on 47 acres located on Technology Park Drive A/K/A 79A Town Farm Road, Town Assessors Map 44, Lot 1, Zoned QTP. VOTE REQUIRED

Regular Meeting:

Review the minutes of the October 15, 2025 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2025-14 Charles Cady, Managing Member of FORMA, LLC - Special Permit - Hotel-with facilities and services for hotel room guests, options: dining facilities, lounge, bar, event facilities. Property located at 76-80 Main Street, Assessors Map 15, Lot 78 and 88 Main Street, Assessors Map 15, Lot 70, Zoned PD.

Docket # 2025-15 Strategic Commercial Realty, Inc. DBA Rawson Materials - renewal of a special permit for earth removal Technology Park Drive A/K/A 79A Town Farm Road, Town Assessors Map 44, Lot 1 Zoned QTP.

Other Business:

Accepting of New Applications for public hearing on December 17, 2025, meeting if applicable. VOTE REQUIRED

POCD review

Adjournment.

PLANNING & ZONING MEETING Nov. 19, 2025

Join Zoom Meeting

<https://us06web.zoom.us/j/84754748520?pwd=tAj6chhgD7ycc9K4avE0kbcSaKP5OW.1>

Meeting ID: 847 5474 8520

Passcode: 2NcWXB

One tap mobile

+13017158592,,84754748520#,,,,*246041# US (Washington DC)

+13052241968,,84754748520#,,,,*246041# US

Join instructions

<https://us06web.zoom.us/meetings/84754748520/invitations?signature=2UXeNDLrsVWVTTrkEKwfc0eQxtqTIHEHt15xH6GjlyY>

Planning & Zoning Commission Hybrid Meeting Minutes

October 15, 2025, 7:00 P.M.

Putnam Municipal Complex

Room 113 First Floor

200 School Street

Putnam, CT 06260

Present; Patricia Hedenberg-Chair, Douglas Taylor, Elizabeth Thompson, Lisa-Jean Clifford, Nick Huston

Agenda

Continued 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, Jackson Consulting, LLC, Shawn Kelly, Chappell Engineering, Attorney Kate Cerrone and Bob Deluca of CLA Engineering were present to address any concerns. The Commissioners expressed concerns regarding the height, safety, and the increased traffic with the widths of the roads in the neighborhood. Marco Epifani and Donna Copeland, both involved with real estate, spoke in favor, stating there was a need. More than 15+ neighbors expressed their concerns over the increased traffic in the neighborhood and the safety of the children. Motion by Elizabeth Thompson to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

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

Motion by Nick Huston to accept the minutes, second by Lisa-Jean Clifford. Patricia Hedenberg abstained as she was absent. The remaining members were all in favor.

Correspondence:

New Business:

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

Motion by Elizabeth Thompson to deny, second by Nick Huston. Discussion was held. Douglas Taylor not for the area. Elizabeth Thompson infrastructure would not manage the traffic and did not fit the character of the neighborhood. Lisa-Jean Clifford was not in favor of the proposal for that particular area. Nick Huston is concerned with safety. ALL WERE IN FAVOR.

Other Business:

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

Strategic Commercial Realty, Inc. DBA Rawson Materials - renewal of a special permit for earth removal
Technology Park Drive A/K/A 79A Town Farm Road, Town Assessors
Map 44, Lot 1, Zoned QTP.

Motion by Elizabeth Thompson to accept the application, second by Nick Huston. ALL WERE IN FAVOR.

Charles Cady, Managing Member of FORMA, LLC - Special Permit - Hotel-with facilities and services for hotel room guests, options: dining facilities, lounge, bar, event facilities. Property located at 76-80 Main Street, Assessors Map 15, Lot 78 and 88 Main Street, Assessors Map 15, Lot 70, Zoned PD.

Lisa-Jean Clifford reviewed the application requirements and questioned if the architectural drawings were submitted with the application. Bruce Fitzback explained it would not be feasible due to the cost in the event the application did not receive approval and that the building is in existence. He stated those plans would be part of the submittal process with the Building Permit application.

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

Motion by Lisa-Jean Clifford to adjourn at 9:29 P.M., second by Doug Taylor. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

PLANNING & ZONING COMMISSION APPLICATION, PUTNAM, CT

PUTNAM PUBLIC MARKET & THE CARGILL HOTEL



Submitted by Charles Cady for FORMA, LLC

Owner: ICB Enterprise Initiative, LLC

October 2025

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- 17-19) Current Photos
- 20) Conceptual Shuttle Routes



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: Charles Cady, Managing Member of FORMA, LLC
Address, Telephone No., & Email Address 82 Prospect ST Woodstock, CT 06281
860-617-0152 ccadyjr@gmail.com
- 2.) Owner of Land ICB Enterprise Initiative, LLC
Address, Telephone No., & Email Address 1429 RT 169 Woodstock, CT 06281
860-928-6044 ksbalachandranmd@gmail.com
- 3.) Location of Property 76-80 & 88 Main Street putnam, CT 06260 Zone PD
Street Address
Assessor's Map No. 015 Lot No. 70 & 78

- 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.
PROPOSED: ALLOW A MAX BUILDING HEIGHT OF 54'

76-80 MAIN STREET,

BASEMENT: FOOD PREP / STORAGE / MECHANICALS, RESTROOMS

1ST FLOOR: MARKET W/ 28VENDOR STALLS, SEATING AREA, RESTROOMS

2ND FLOOR: 15 HOTEL ROOMS

3RD FLOOR: 2 LARGE COMMUNITY SOCIAL ROOMS

4TH FLOOR: BAR, CAFE SEATING, RECREATION, EXPANSION

88 MAIN STREET,

BASEMENT: WINE CELLAR & BAR

1ST FLOOR: RESTAURANT / CAFE SEATING AND HOTEL LOBBY

2ND FLOOR: 3 HOTEL ROOMS, LOUNGE

3RD FLOOR: 3 HOTEL ROOMS, LOUNGE

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.

10/06/25
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

WWW.PUTNAMCT.US

Putnam Public Market & The Cargill Hotel

Planning & Zoning Commission Submission

Applicant: Charles Cady, FORMA LLC

Project Location: 76–80 & 88 Main Street, Putnam, Connecticut

Date: [Insert Date]

To: Town of Putnam Planning & Zoning Commission

Attention: Commission Chair & Town Planner

Cover Letter & Project Overview

Dear Members of the Planning & Zoning Commission,

On behalf of FORMA LLC and property owner Dr. S. Balachandran, I am pleased to submit this formal application for site plan and special permit review for the redevelopment of 76–80 and 88 Main Street, known collectively as The Putnam Public Market and The Cargill Hotel.

This project represents a major step in the revitalization of downtown Putnam's central commercial district. The proposal envisions the adaptive reuse of two adjacent Main Street buildings into a vibrant, mixed-use destination combining:

- The Putnam Public Market – a multi-vendor food hall and artisan marketplace celebrating local farms, culinary talent, and cultural diversity.
- The Cargill Hotel – a boutique hospitality venue featuring guest accommodations, a wine bar and cellar, rooftop café/bar, and event spaces overlooking the Quinebaug River and Rotary Park.

Together, these projects are designed to preserve the architectural character of Putnam's historic core while introducing a new energy that supports tourism, community gathering, and economic growth. The development incorporates accessibility, code compliance, and sustainability throughout its design and will serve as a model for downtown mixed-use redevelopment.

We respectfully submit the materials listed below for your review and consideration, and we look forward to presenting the project at the upcoming Planning & Zoning Commission meeting.

Sincerely,

Charles H. Cady
Managing Member, FORMA LLC
Project Designer & Applicant



Amount - Check No.

- WWW.PUTNAMCT.US**

OWNER'S AUTHORIZATION LETTER

Town of Putnam Planning & Zoning Commission
200 School Street
Putnam, Connecticut 06260

Date: October 6, 2025

Re: Authorization to File Application

Property Address: 76-80 Main Street and 88 Main Street, Putnam, CT
Property Owner: ICB Enterprise Initiative, LLC
Managing Member: Dr. Sundaramurthy Balachandran
Applicant / Authorized Agent: Charles H. Cady, Managing Member, FORMA LLC

To the Members of the Putnam Planning & Zoning Commission:

I, Dr. Sundaramurthy Balachandran, Managing Member of ICB Enterprise Initiative, LLC, the legal owner of the above-referenced properties, hereby authorize Charles H. Cady, Managing Member of FORMA LLC, to act as my duly authorized representative in connection with the submission, processing, and presentation of all necessary applications, plans, and supporting materials before the Town of Putnam Planning & Zoning Commission and related municipal agencies.

This authorization includes the right to:

- File, sign, and submit applications on behalf of ICB Enterprise Initiative, LLC;
- Present plans, drawings, and supporting documentation at public hearings;
- Communicate with municipal staff, consultants, and commission members;
- Make revisions, clarifications, or updates to submitted materials as needed to complete the review and approval process.

I affirm that ICB Enterprise Initiative, LLC is the lawful owner of record for the properties located at 76-80 Main Street and 88 Main Street, Putnam, Connecticut, and that I fully support and authorize this application for the proposed redevelopment known as The Putnam Public Market and The Cargill Hotel.

Owner Signature: Dr. Sundaramurthy Balachandran

Printed Name: Dr. Sundaramurthy Balachandran

Title: Managing Member, ICB Enterprise Initiative, LLC

Mailing Address: 1429 RT 169 Woodstock, CT 06281

Email: ksbalachandranmd@gmail.com

Phone: 860-928-6044

Date: 10-8-25

Acknowledged and Accepted by Authorized Applicant:

Signature: _____

Printed Name: Charles H. Cady

Title: Managing Member, FORMA LLC

Address: 82 Prospect Street, Woodstock, CT 06281

Email: ccadyjr@gmail.com

Phone: 860-617-0152

Date: 10/6/2025

PROJECT NARRATIVE

Putnam Public Market & The Cargill Hotel Redevelopment
76–80 & 88 Main Street, Putnam, Connecticut

Applicant: Charles H. Cady, Managing Member, FORMA LLC
Property Owner: ICB Enterprise Initiative, LLC
Managing Member: Dr. Sundaramurthy Balachandran

I. Introduction and Community Benefits

The proposed redevelopment of 76–80 and 88 Main Street, to be known as The Putnam Public Market and The Cargill Hotel, represents a cornerstone project in the ongoing revitalization of downtown Putnam. The design goal is to preserve the charm and architectural character of these historic Main Street properties while transforming them into an energetic, contemporary mixed-use destination that serves residents, visitors, and the broader community alike.

Economically, this project will provide a significant boost to the downtown district by attracting new visitors, supporting local producers, and creating year-round employment opportunities. The introduction of a multi-vendor public market, boutique hotel, wine cellar, and rooftop café will stimulate local spending and serve as a catalyst for surrounding businesses. By establishing a centralized culinary and cultural destination, Putnam will further solidify its position as a premier arts and entertainment community within northeastern Connecticut.

Culturally, the project builds upon Putnam’s existing creative identity — festivals, art galleries, music events, and dining establishments — by adding a year-round venue that encourages community interaction and celebrates regional talent. The Putnam Public Market will showcase locally sourced products and artisan goods, offering residents and visitors a space that promotes connection, sustainability, and local pride.

Public sentiment toward this project has been overwhelmingly positive, with broad support from residents, local business owners, and town officials. The community recognizes that this development will bring renewed energy and foot traffic to the downtown area, helping to sustain the economic and cultural vitality that Putnam has been carefully nurturing for the past decade.

II. Project Description

76–80 Main & 88 Main Street

Basement at 76-80 Main:

The basement of the Seder Building, with a gross area of 8,235 sq. ft., will primarily be used for storage and mechanical systems. A flexible 1,650 sq. ft. area is available for future retail

expansion if needed. The basement has three separate egress exit points, ensuring safe and code-compliant access and emergency egress.

Basement at 88 Main:

The 3,012 sq. ft. basement of 88 Main Street will include a 2,170 sq. ft. wine cellar and tasting bar focused on promoting Connecticut and regional wineries. Three egress exits will ensure code compliance and guest safety.

First Floor at 76-80:

The ground level of 76–80 Main Street will house The Putnam Public Market, encompassing approximately 8,235 sq. ft. and designed to accommodate 28 vendor stalls, each about 10' x 10'. Stall dimensions may be adjusted to meet individual vendor needs, and selected stalls can be equipped with appliances for food preparation and limited on-site cooking. The market's emphasis will be on locally produced, direct-to-consumer products, including fresh foods, baked goods, specialty items, and hand-crafted merchandise. Indoor and outdoor café seating will be provided, encouraging patrons to linger and enjoy the atmosphere.

Three existing on-street parking spaces will be eliminated and integrated into the design, with an additional 98" of sidewalk along the façade for café seating. This area will be bordered by a masonry safety wall and partially protected by a continuous canopy running the full length of the building's front elevation for shelter from the elements. This floor will include four distinct egress points and accessible men's and women's restrooms located at the rear of the market. On the south side, a drivable alley provides access for deliveries and waste management, fully screened by a 6-foot fence for aesthetics. The alley will be fully paved as part of the redevelopment plan.

First Floor at 88:

The first floor, totaling 3,012 sq. ft., will feature a restaurant/café occupying approximately 1,902 sq. ft. The restaurant will source ingredients directly from the Public Market, offering a seasonal, locally inspired menu. The hotel lobby, occupying about 420 sq. ft., will include a check-in/concierge desk, elevator and stair access, and an interior doorway connecting to the market.

Second Floor:

The second floor of both buildings will provide a total gross area of 11,247 sq. ft., dedicated entirely to guest accommodations of varying sizes and amenities. A comfortable guest lounge adjacent to the elevator will serve as a social space. Two fire-rated egress stairwells provide exit access to ground level.

Third Floor:

The third floor of 88 Main mirrors the layout below, including three guest rooms and a shared lounge area connecting to The Exchange in the Seder building, a community social and adaptive multi-use space. The Exchange includes two flexible event areas, a full kitchen, and accessible men's and women's restrooms. It will host community workshops, small

performances, and private events. Two fire-rated stairwells provide safe egress, and a storage room will hold tables, chairs, and event equipment.

Fourth Floor (Rooftop) at the Seder at 76-80:

The rooftop level will feature an open-air café and bar, with covered seating, an elevator/stair vestibule, and enclosed storage. Men's and women's restrooms will serve patrons. A 42-inch structural glass railing will provide safety while maintaining an unobstructed view of downtown and the Quinebaug River valley. The café occupies roughly 4,298 sq. ft., with the remaining roof area designed as a recreational terrace featuring casual activities such as cornhole and darts. Two CMU stairwell exits provide safe egress.

III. Construction Progress and Phasing

Preliminary demolition and site preparation work has been underway for the past year, focusing on the removal of outdated structural elements and debris. That phase is now nearing completion, setting the stage for the interior build-out and façade improvements. Work will proceed in phases, beginning with the Public Market, followed by the hotel and rooftop café.

IV. Long-Term Vision and Community Impact

This redevelopment presents a viable and forward-looking solution for the long-term economic sustainability of downtown Putnam. By creating a distinctive anchor destination, the project will attract both residents and visitors, generating pedestrian activity that benefits every Main Street business.

While parking remains an ongoing downtown concern, the applicant proposes to collaborate with property owners and local stakeholders to establish a self-sufficient downtown shuttle system to connect remote parking areas with the Main Street corridor. This approach aims to relieve congestion, promote access, and encourage broader downtown participation — without placing additional financial burden on the town.

The Putnam Public Market and Cargill Hotel will create a welcoming, vibrant environment where commerce, culture, and community converge. It embodies Putnam's creative spirit, offering a sustainable, locally grounded model for downtown renewal that celebrates both history and innovation.

Respectfully Submitted,

Charles H. Cady
Managing Member, FORMA LLC
Project Designer & Applicant
82 Prospect Street, Woodstock, CT 06281
(860) 617-0152 • ccadyjr@gmail.com



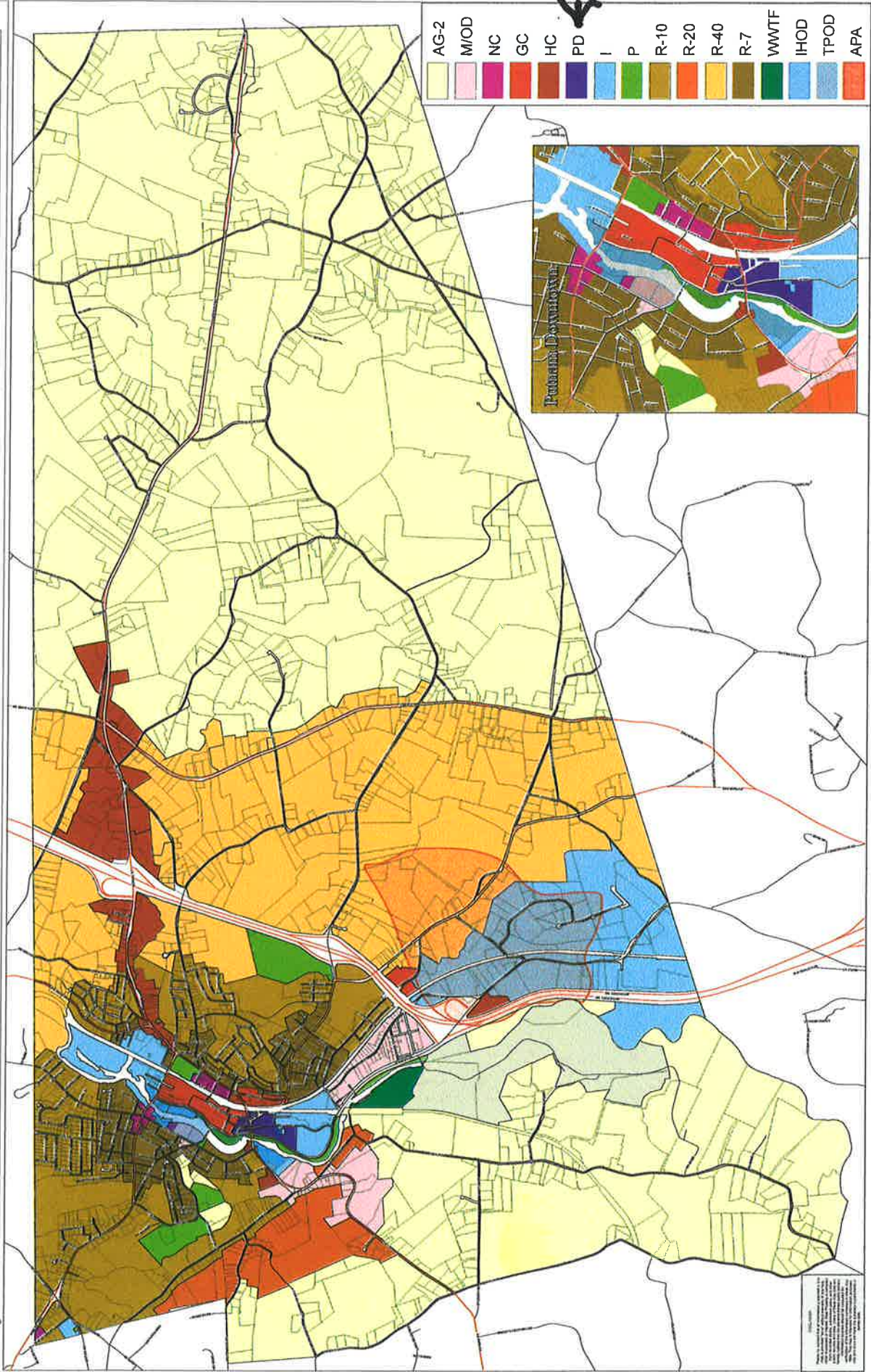
Created by Northeastern
Connecticut Council
of Governments
March 17, 2014

1 in = 1,000 feet



Town of Putnam, CT

Zoning Map May 28, 2014



Putnam, Connecticut
Zoning Ordinance
Chapter 100
Section 100-1
Zoning Districts
The following zoning districts are established:
AG-2, M/OD, NC, GC, HC, PD, I, P, R-10, R-20, R-40, R-7, WWTF, IHOD, TPOD, APA.
The boundaries of these districts are shown on this map.
The map is subject to change without notice.
The map is not to be used for legal purposes.
The map is for informational purposes only.
The map is not a warranty of any kind.
The map is not a representation of any kind.
The map is not a guarantee of any kind.
The map is not a promise of any kind.
The map is not a contract of any kind.
The map is not a binding agreement of any kind.
The map is not a legal document of any kind.
The map is not a professional opinion of any kind.
The map is not a professional statement of any kind.
The map is not a professional certification of any kind.
The map is not a professional endorsement of any kind.
The map is not a professional approval of any kind.
The map is not a professional authorization of any kind.
The map is not a professional license of any kind.
The map is not a professional registration of any kind.
The map is not a professional membership of any kind.
The map is not a professional affiliation of any kind.
The map is not a professional association of any kind.
The map is not a professional organization of any kind.
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The map is not a professional club of any kind.
The map is not a professional union of any kind.
The map is not a professional guild of any kind.
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The map is not a professional club of any kind.
The map is not a professional union of any kind.
The map is not a professional guild of any kind.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS	With BFE or Depth Zone AE, AO, AH, VE, AR
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

OTHER AREAS OF FLOOD HAZARD

	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone C</i>

GENERAL STRUCTURES	OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard	Zone X
----- Channel, Culvert, or Storm Sewer	Area of Undetermined Flood Hazard	Effective LOMRs		

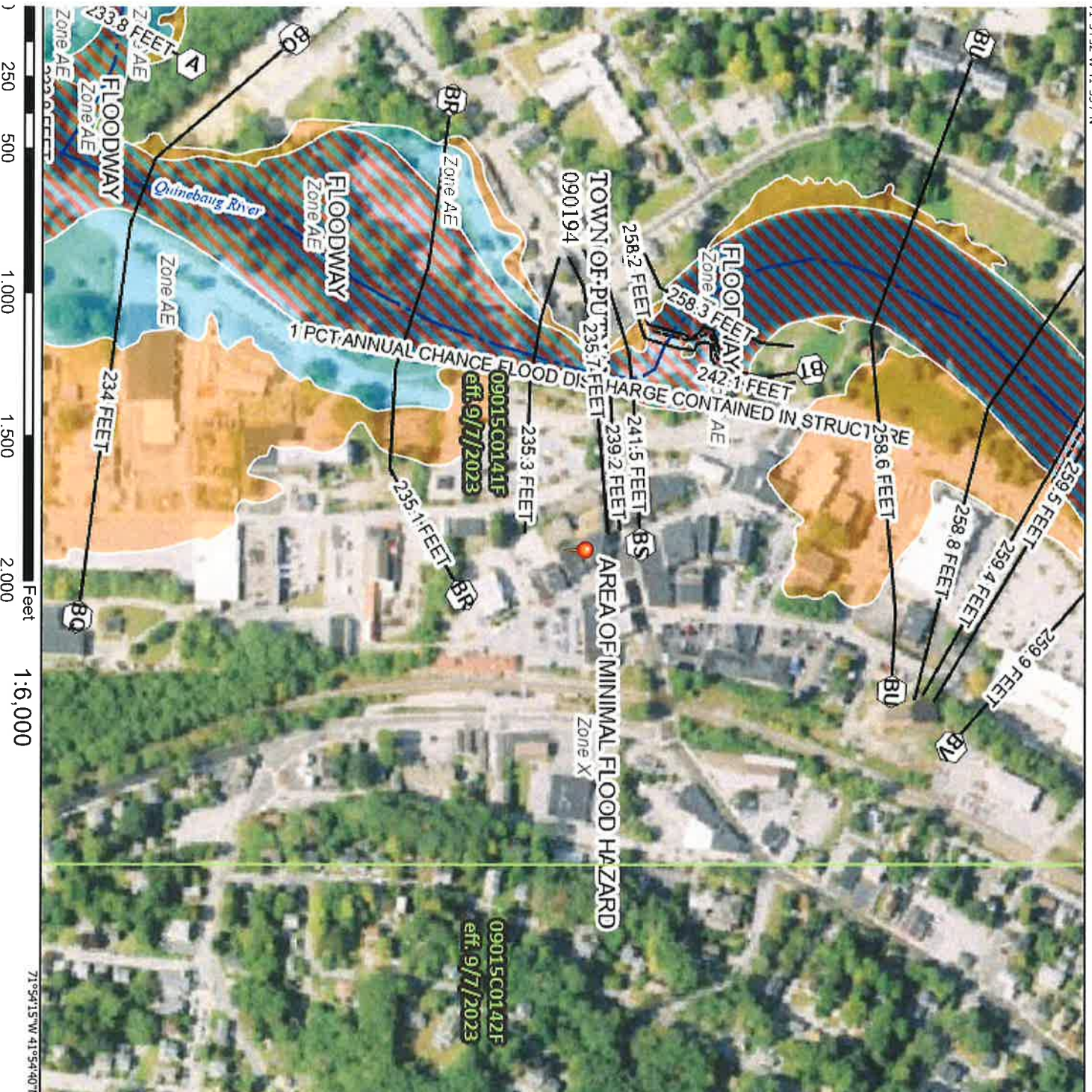
OTHER FEATURES	20.2 B	Cross Sections with 1% Annual Chance Water Surface Elevation
—	17.5	Coastal Transect
—	9	Base Flood Elevation Line (BFE)
—	30	Limit of Study
—		Jurisdiction Boundary
—		Coastal Transect Baseline
—		Profile Baseline
—		Hydrographic Feature

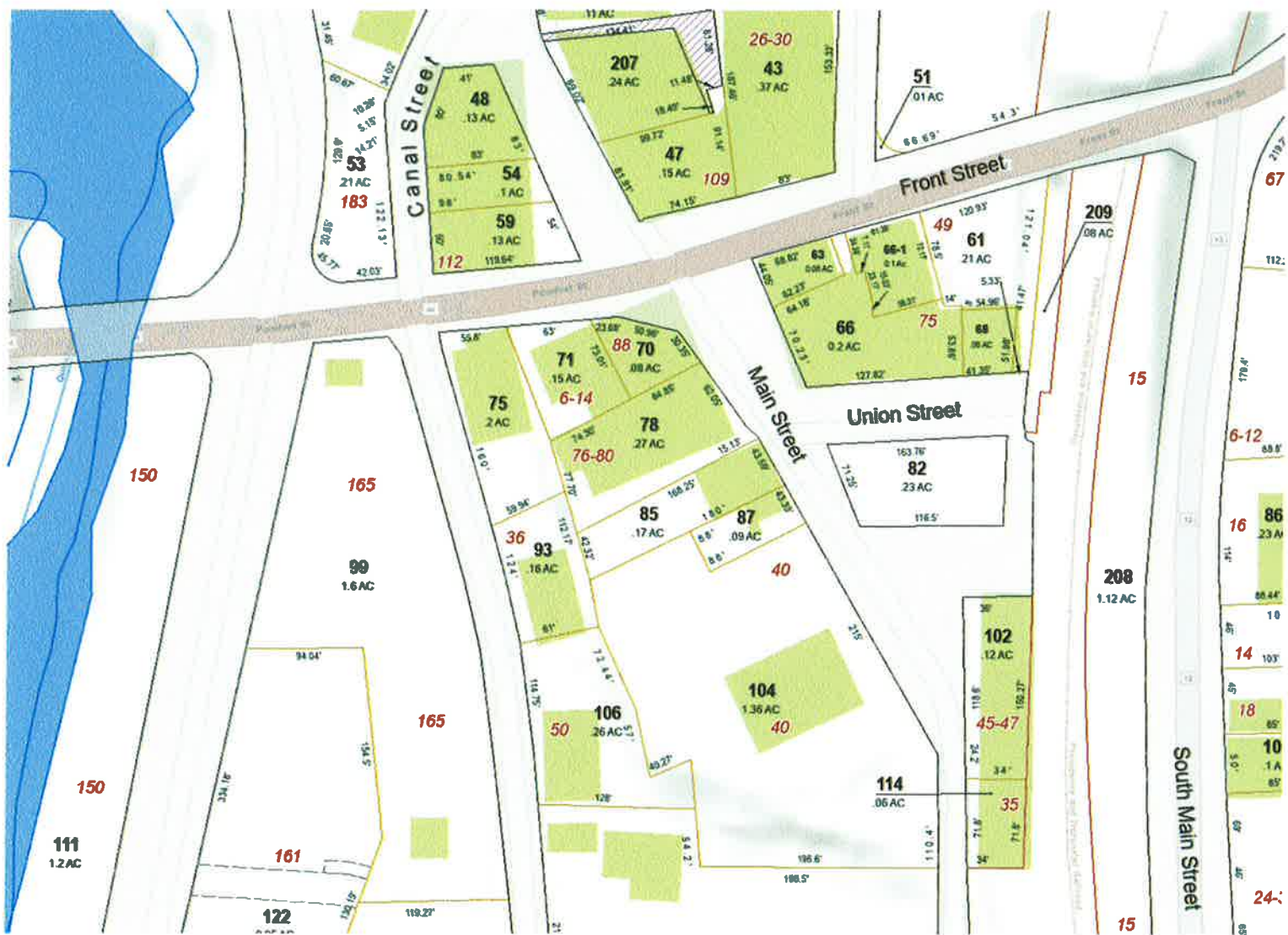
The diagram illustrates the workflow for selecting a point on a map and checking for digital data. On the left, a map panel shows a red pin on a map. On the right, a digital data panel shows three empty boxes, indicating that no digital data is available for the selected point.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The Baseemap shown complies with FEMA's Baseemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/21/2025 at 8:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FRM panel number, and FRM effective date. Map images for unmappped and unmodernized areas cannot be used for regulatory purposes.

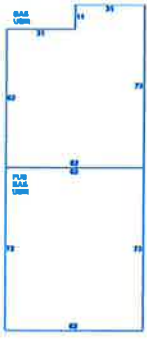




Property Card: 76-80 MAIN ST
Town of Putnam, CT



Parcel Information	
Parcel ID: 015-078-000 Vision ID: 1626 Owner: ICB ENTERPRISE INITIATIVE LLC Co-Owner: Mailing Address: 1429 RT 169 WOODSTOCK, CT 06281	Map: 015 Lot: -078 Land Area in Acres: 0.27 Use Description: Commercial Zone: PD Neighborhood Code: 1
Sale History	
Book/Page: 832/ 1162 Sale Date: 6/24/2020 Sale Price: \$25,000	

Building Details: Building #	
	
Exterior Details	Building Interior
Building Type: Store/Off Appr. Year Built: 1927 Occupancy: 4.00 Stories: 2 Roof Cover: Tar & Gravel Roof Type: Flat Ext Wall Desc 1: Brick Ext Wall Desc 2:	Living Area: 13237 No. Total Rooms: No. Bedrms: No. Full Baths: No. Half Baths: Bath Style: Kitchen Style: Wall Type 1: Plastered Wall Type 2: Heat Type: Steam Heat Fuel: Oil A/C Type: None



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Environmental Inventory

EPA ID:

Zone: PD

Environmental Database Listings:

EDR GAS STATIONS

Disclaimer:

The Environmental Records Inventory layer was developed to identify properties where additional research and due diligence is warranted. The properties in this layer were included in a search of environmental databases, had a history of commercial, industrial, or institutional use, or have been zoned to allow a broad range of non-residential uses.

The information provided by these database references has been gathered from various sources and is not intended to be authoritative or to replace appropriate due diligence in researching the status of these properties.



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Property Card: **88 MAIN ST**
Town of Putnam, CT



Parcel Information	
Parcel ID: 015-070-000 Vision ID: 1627 Owner: ICB ENTERPRISE INITIATIVE LLC Co-Owner: Mailing Address: 1429 ROUTE 169 WOODSTOCK, CT 06281	Map: 015 Lot: -070 Land Area in Acres: 0.08 Use Description: Commercial Zone: PD Neighborhood Code: 1
Sale History	
Book/Page: 840/ 999 Sale Date: 5/7/2021 Sale Price: \$0	

Building Details: Building #	
Exterior Details	Building Interior
Building Type: Store Appr. Year Built: 1850 Occupancy: 1.00 Stories: 3 Roof Cover: Tar & Gravel Roof Type: Flat Ext Wall Desc 1: Brick Ext Wall Desc 2:	Living Area: 10472 No. Total Rooms: No. Bedrms: No. Full Baths: No. Half Baths: Bath Style: Kitchen Style: Wall Type 1: Wall Brd/Wood Wall Type 2: Heat Type: Hot Air-no Duc Heat Fuel: Gas A/C Type: Central



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Environmental Inventory

EPA ID:

Zone: PD

Environmental Database Listings:

Disclaimer:

The Environmental Records Inventory layer was developed to identify properties where additional research and due diligence is warranted. The properties in this layer were included in a search of environmental databases, had a history of commercial, industrial, or institutional use, or have been zoned to allow a broad range of non-residential uses.

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www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

2024 Buildings





Current Conditions







REQUEST FOR WAIVERS – Zoning Permit Application

Putnam Planning & Zoning Commission

Project: Renovation and Re-Use of Existing Commercial Structures (No Expansion of Footprint)

Applicant: Forma, LLC for ICB Enterprise Initiative

Address of Property: 76-80 & 88 Main St

Date: 11/14/2025

INTRODUCTION

The applicant respectfully submits the following requests for waivers associated with the Zoning Permit Application as outlined in Section 113 of the Putnam Zoning Regulations. This project involves no expansion of the existing building footprint and no modification of the existing site layout. All improvements are vertical in nature, plus internal to the existing structures and pertain exclusively to renovation, life-safety upgrades, and adaptive re-use.

Because the physical site remains unchanged, many of the standard site-plan items listed across the relevant pages of the Zoning Regulations do not apply. Below is a page-by-page justification for each requested waiver.

PAGE-BY-PAGE WAIVER REQUESTS PER PERMIT REGULATIONS

PAGE 8 – NO WAIVERS NEEDED

PAGE 9 – Section C(1) Application and Site Plan Requirements

(b) WAIVER – Setbacks/Yard Lines: No change to existing footprint.

(c) WAIVER – Lot & Building Coverage: Coverage is 100% and unchanged.

(g) WAIVER – Septic Location: Sewer serves the site; no septic.

(j) WAIVER – Building Plans: Full stamped plans will be submitted with building permits. Schematic plans provided for clarity.

PAGES 10–11 – Section 3: Site Plan Requirements

(3) WAIVER – No site changes; requirements for new/modified sites not applicable.

(4) WAIVER – Soil Erosion & Sediment Control Plan: No exterior disturbance.

PAGE 12 – Section (6) Site Plan Evaluation

(6) WAIVER – The existing conditions remain unchanged; standards for new developments do not apply.

PAGE 13 – Section 7: Site Plan Improvements & Financial Guarantee

WAIVER – No public or site plan improvements proposed.

PAGE 14 – Remainder acceptable; no waivers required.

PAGE 15 – No waivers needed.

PAGE 16 – No waivers needed.

PAGE 17 – No waivers needed.

PAGE 18 – No waivers needed.

PAGE 19 – Section D(2)(a) Traffic Evaluation

WAIVER – Traffic patterns unchanged; minor increase far below levels during town festivals/events.

Section E(1) Additional Application Information

WAIVER – These items apply to major site-disturbing projects, not applicable here.

Applicable regulatory reviews include:

- 1) Building Permit
- 2) Fire Marshal Review
- 3) NDDH Review for food preparation
- 4) Liquor Licensing (if applicable)
- 5) Lodging Permits (if applicable)

PAGES 20–21 – Section F: Impact on Surroundings

No waiver required, but the applicant notes the project provides substantial benefit to downtown Putnam by increasing tourism, walkability, and business activity.

PAGES 22–23 – Section 2 (a–k)

WAIVER – All items relate to mapping or modifying site conditions except item (g).

(g) NOT WAIVED – Utilities will be upgraded internally to meet code; no external changes.

SUMMARY STATEMENT

The applicant respectfully requests approval of the listed waivers on the basis that:

1. Exterior work is proposed within the existing footprint.
2. All improvements occur within the building envelope and footprint.

3. The project enhances downtown Putnam economically and socially.
4. The waivers focus the Commission's evaluation on relevant items, avoiding unnecessary documentation.

REQUESTED ACTION

The applicant respectfully requests that the Putnam Planning & Zoning Commission:

1. GRANT the waivers listed above; and
2. ACCEPT the application as complete with these waivers applied.

SIGNATURE

Applicant: Charles Cady for FORMA, LLC

Date: __11/14/2025



PUTNAM PUBLIC MARKET & THE CARGILL HOTEL

NOTES:

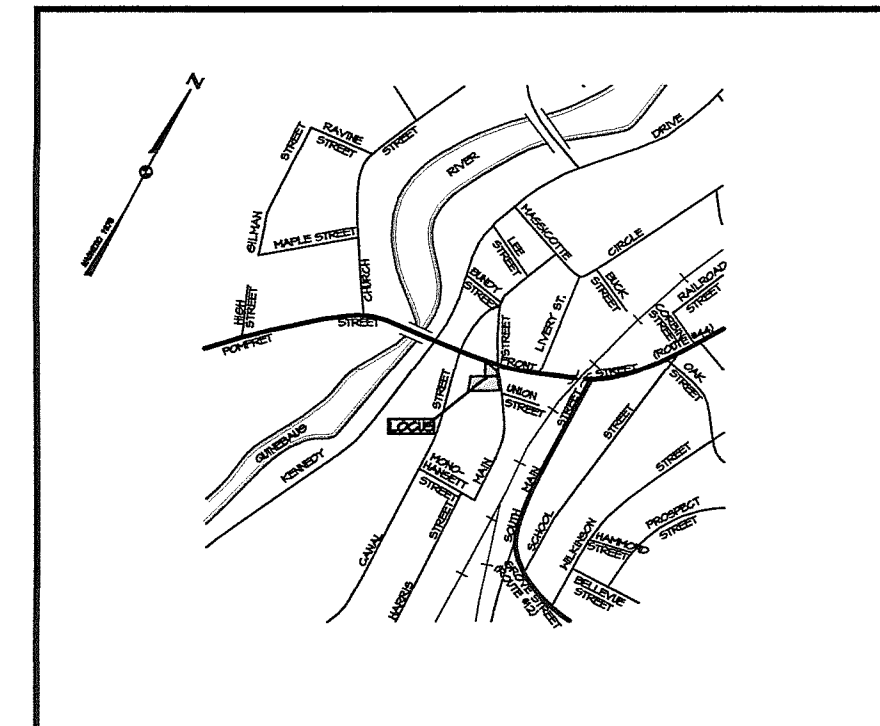
1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;

- Boundary lines shown conform to a Class "A-2" horizontal accuracy;
- Boundary Determination Category: Resurvey;
- Survey Type: Property Survey.

2. Parcels are shown as Lots #10 & #18 on Assessors Tax Map #15

MAP REFERENCE:

- "Plan of Land Survey for Putnam Savings Bank - Main Street - Putnam, Connecticut - Scale: 1" = 20' - Dated February 19, 1975 - Prepared by Kietlyka, Woodis & Pike"
- "Lot on Main Street owned by Charles Seder - Putnam, Connecticut - Scale: 1" = 10' - Dated March 24, 1925 - Prepared by George H. Perry, CE"
- "This Plan ... Land Owned by Chesboro ... - Scale: 1" = 20' - Dated April 25, 1878 by Edgar Clark" on File as Map Book #1, Page #14
- Property Survey, Prepared for 1st Alliance Community Restoration, LLC, Pomfret Street & Main Street, Putnam, Connecticut, Date: July 2017, Prepared by: KWP Associates

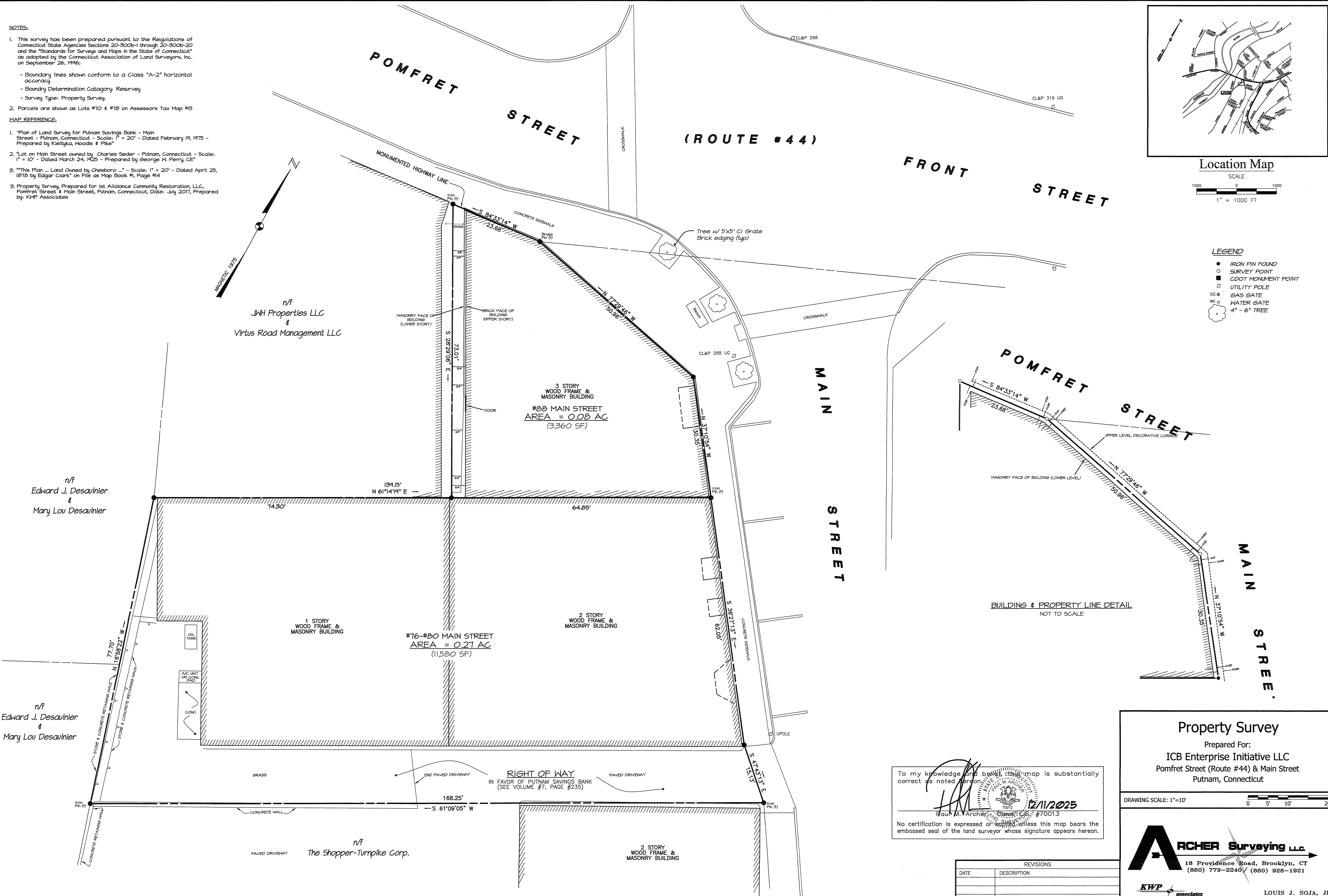


Location Map

SCALE
1000 0 1000
1" = 1000 FT

LEGEND

- IRON PIN FOUND
- SURVEY POINT
- CDOT MONUMENT POINT
- UTILITY POLE
- GAS GATE
- WATER GATE
- 4" - 6" TREE



BUILDING & PROPERTY LINE DETAIL
NOT TO SCALE

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

Hau M. Archer, Surveyor, No. 70013

12/11/2025

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

REVISIONS	
DATE	DESCRIPTION

Property Survey

Prepared For:
ICB Enterprise Initiative LLC
Pomfret Street (Route #44) & Main Street
Putnam, Connecticut

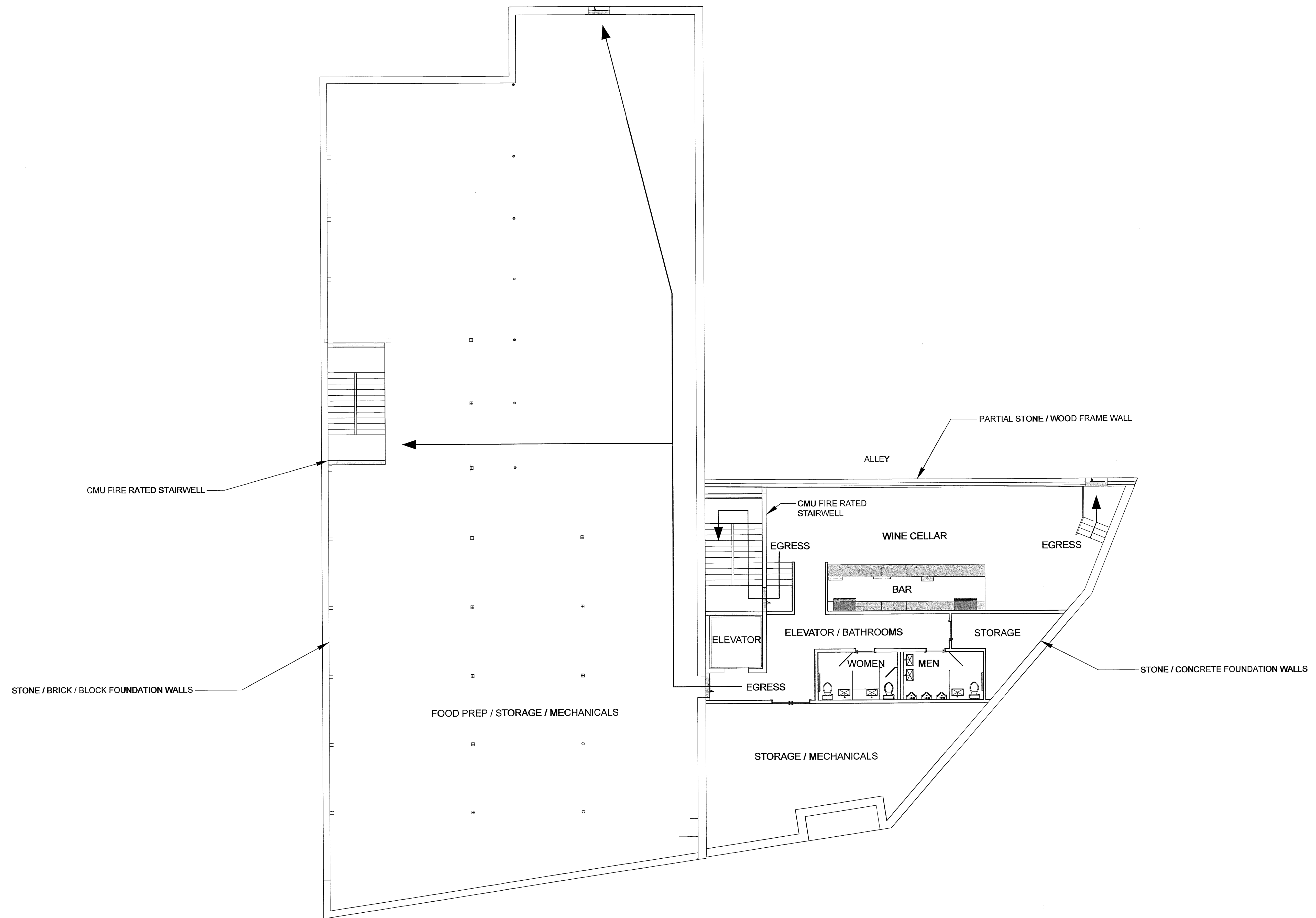
DRAWING SCALE: 1"=10'

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

KWP associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

Sheet No. 1 OF 1 Project No. AS 2583 Date: Nov. 11, 2025



BASEMENT LEVEL FLOOR PLAN

Scale : 1/8" = 1' - 0"

CLIENT
ICB ENTERPRISE INITIATIVE, LLC
1429 RT 169
WOODSTOCK, CT

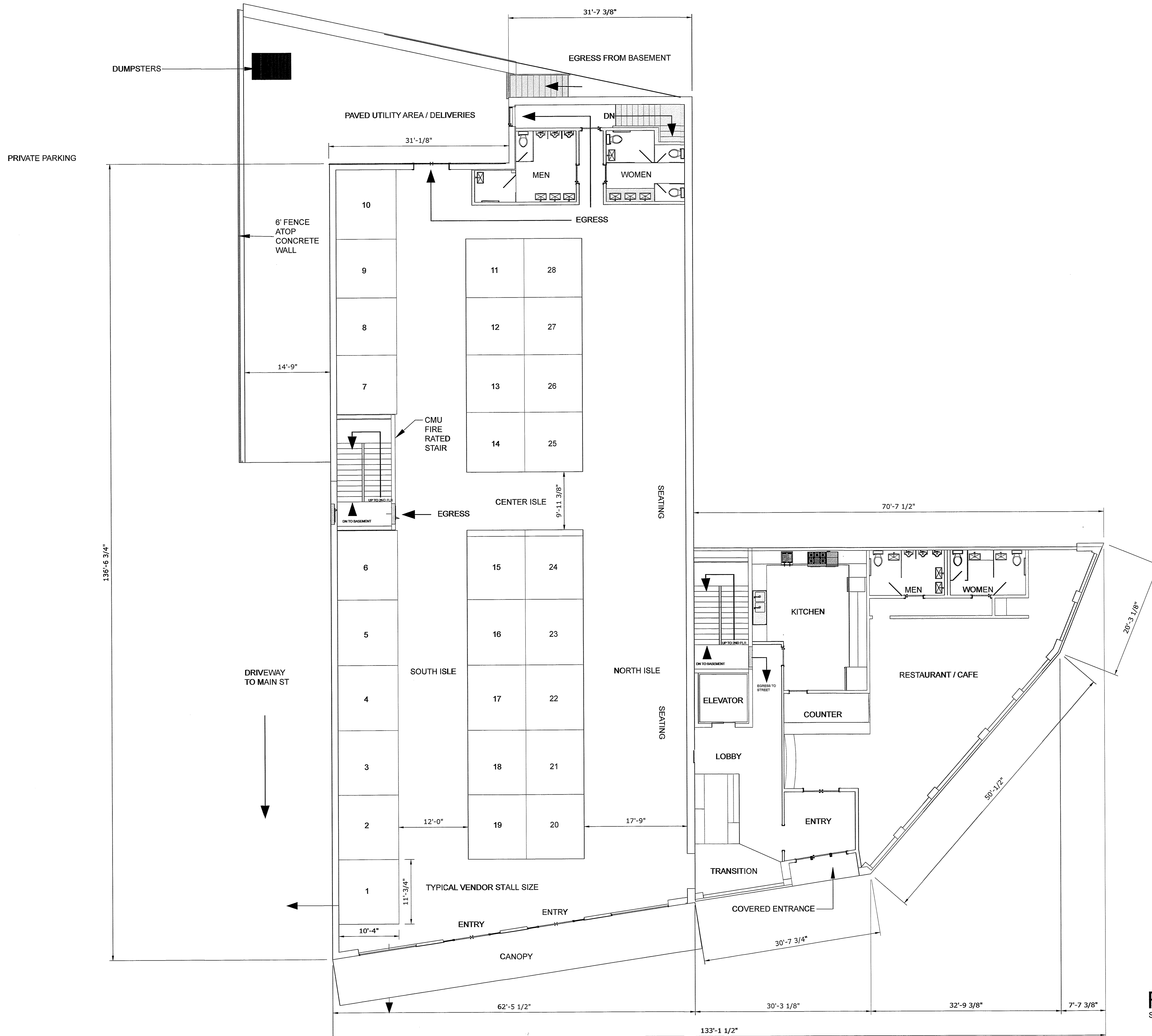
PROJECT
76-80 & 88 MAIN STREET

ISSUE
SEPTEMBER 15, 2025
PLANNING & ZONING
DRAWN BY
CHC

PROJECT NO.
002-0825

FORMA, LLC
82 PROSPECT STREET
WOODSTOCK, CT 06281
860-617-0152
ccadyjr@gmail.com

FORMA
LLC | DESIGN COLLECTIVE



FIRST FLOOR PLAN
Scale : 1/8" = 1' - 0"



SECOND FLOOR PLAN
Scale : 1/8" = 1' - 0"

CLIENT
ICB ENTERPRISE INITIATIVE, LLC
1429 RT 169
WOODSTOCK, CT

PROJECT
76-80 & 88 MAIN STREET

ISSUE
SEPTEMBER 15, 2025
PLANNING & ZONING
DRAWN BY
CHC

PROJECT NO.
002-0825

FORMA, LLC
82 PROSPECT STREET
WOODSTOCK, CT 06281
860-617-0152
ccadyljr@gmail.com

FORMA
LLC | DESIGN COLLECTIVE



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

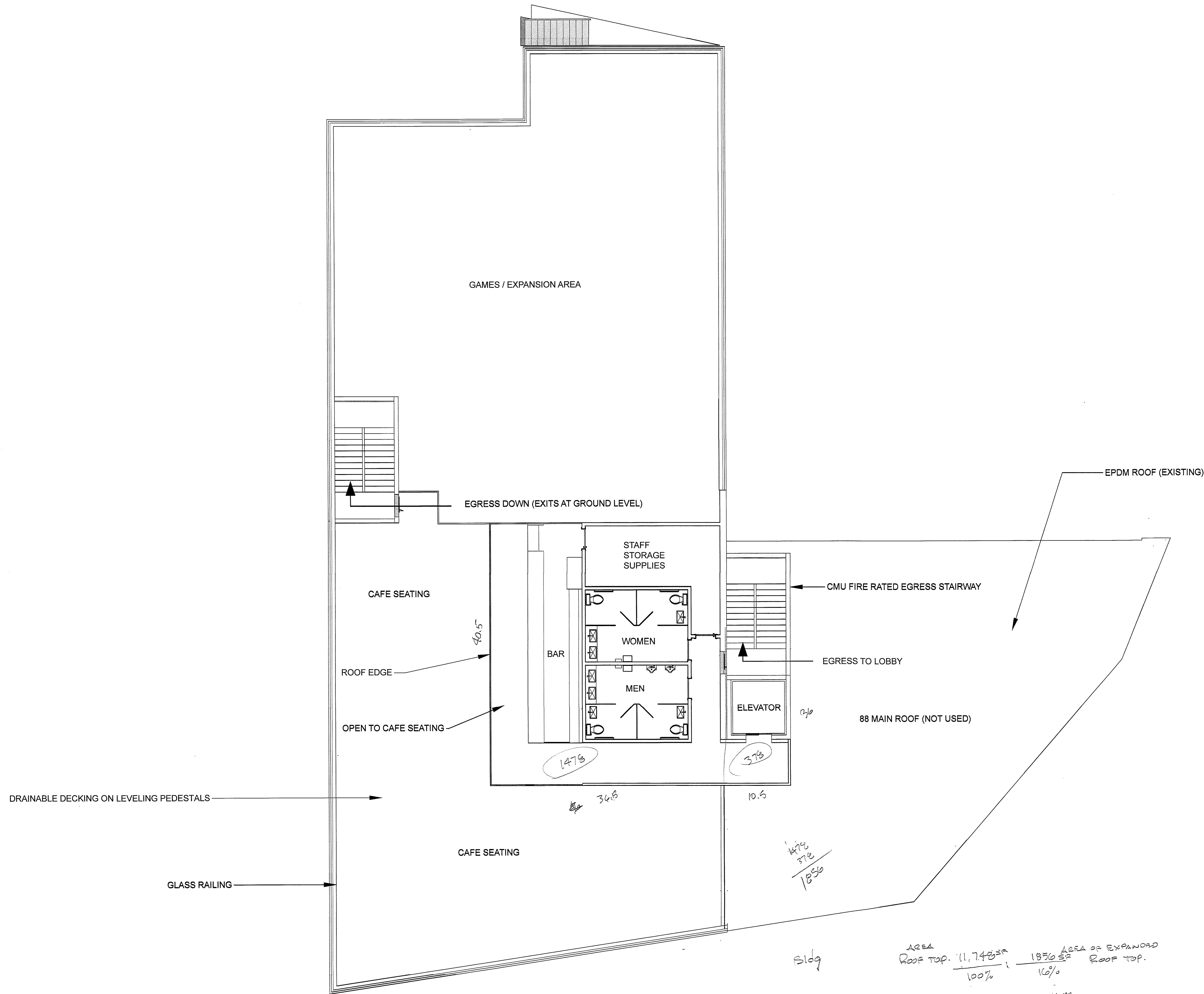
CLIENT
ICB ENTERPRISE INITIATIVE, LLC
1429 RT 169
WOODSTOCK, CT

PROJECT
76-80 & 88 MAIN STREET

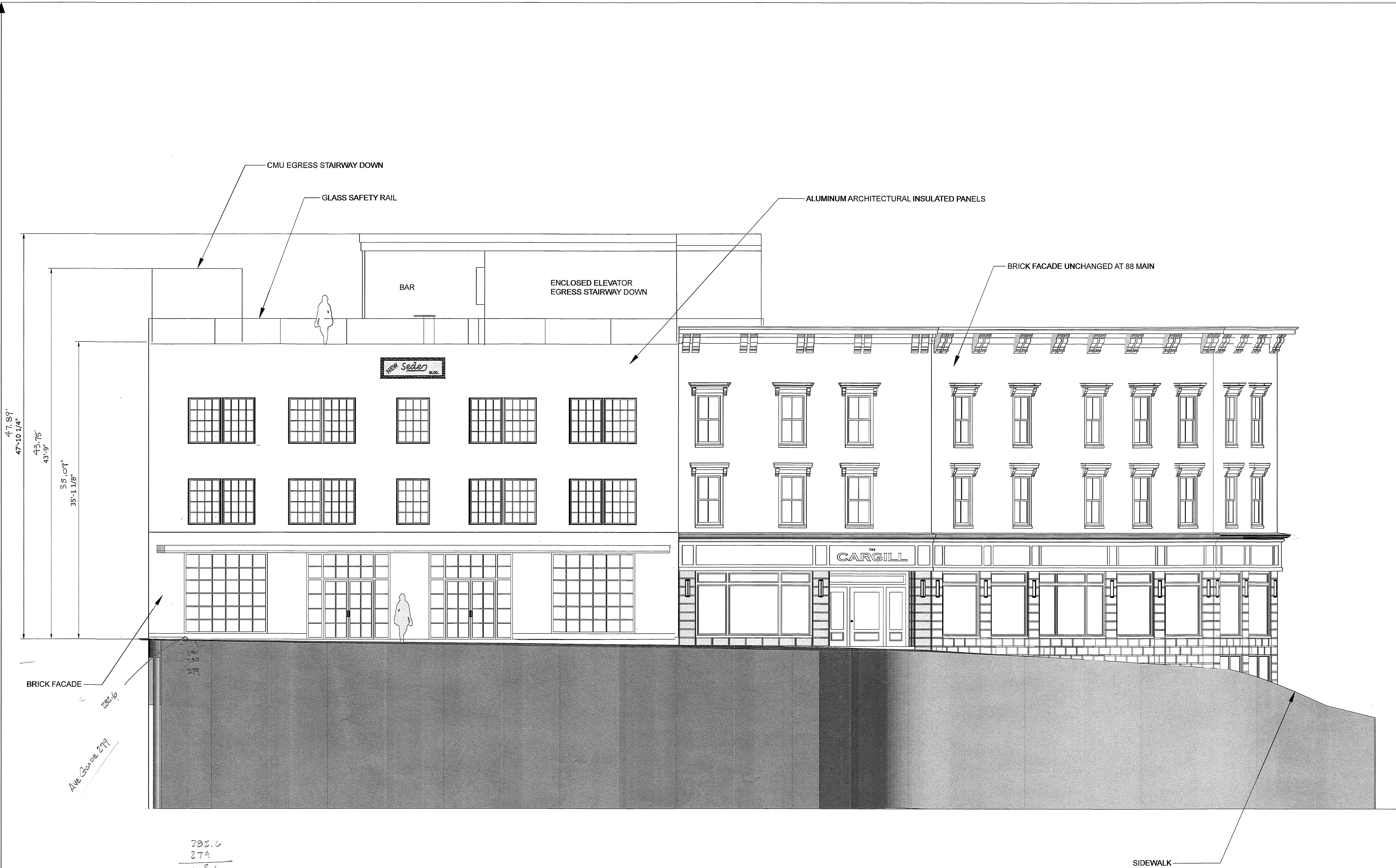
ISSUE
SEPTEMBER 15, 2025
PLANNING & ZONING
DRAWN BY
CHC

FORMA, LLC
82 PROSPECT STREET
WOODSTOCK, CT 06281
860-617-0152
ccadyjr@gmail.com

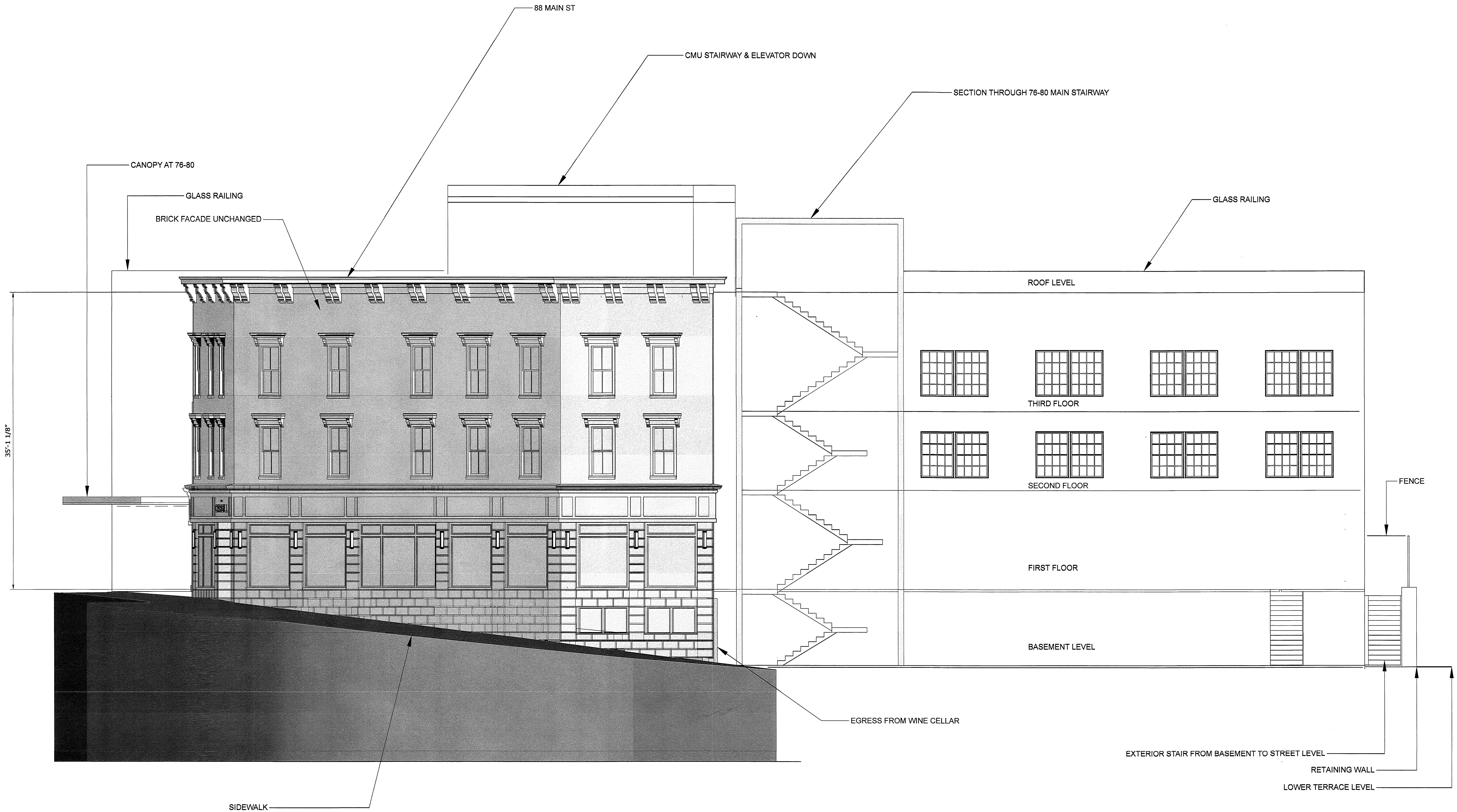
FORMA
LLC | DESIGN COLLECTIVE



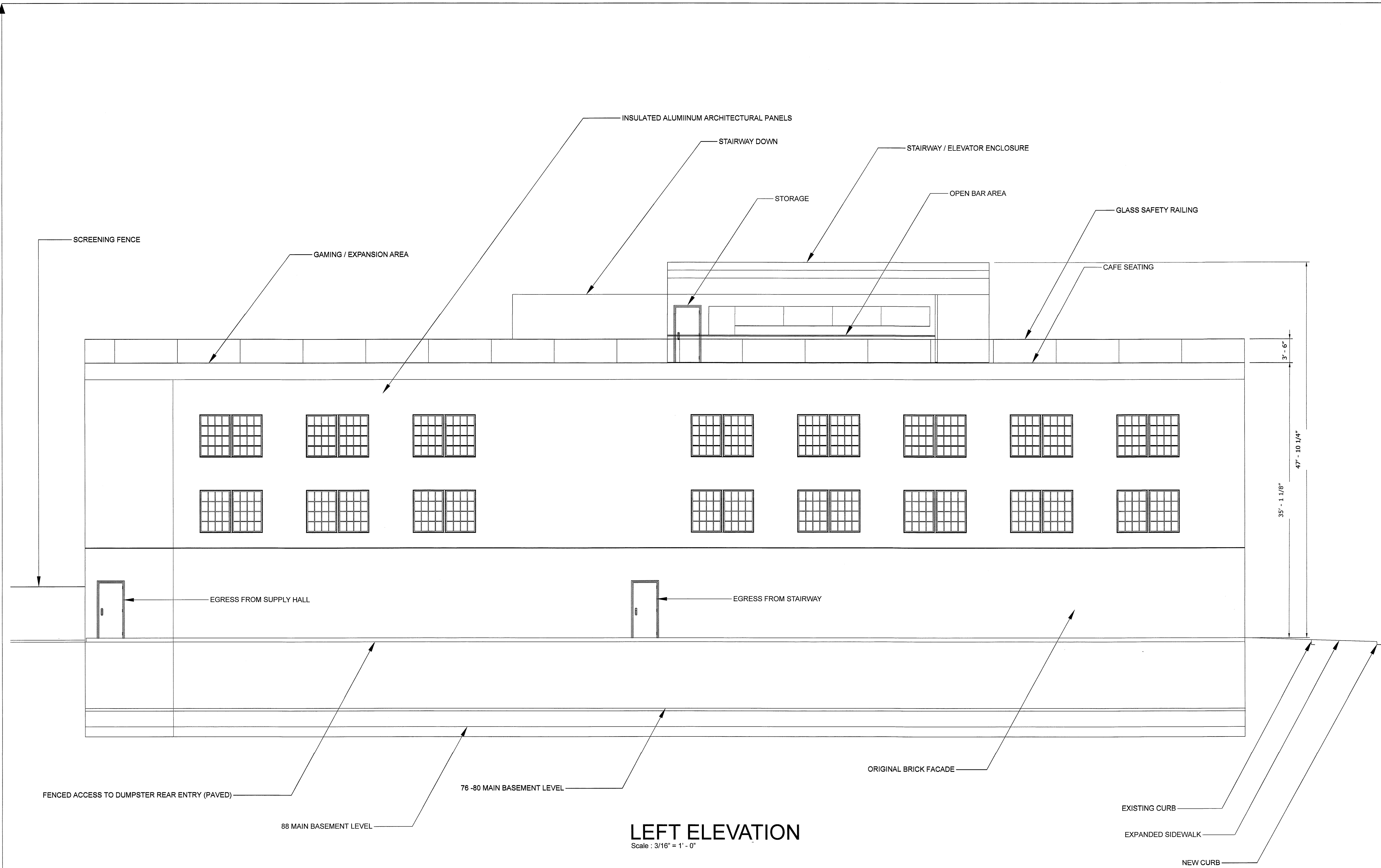
ROOF FLOOR PLAN
Scale : 1/8" = 1' - 0"



FRONT ELEVATION



RIGHT ELEVATION
Scale : 3/16" = 1' - 0"



FORMA

LLC | DESIGN COLLECTIVE

FORMA, LLC

82 PROSPECT STREET

WOODSTOCK, CT 06281

860-617-0152

ccadyjr@gmail.com

CLIENT

ICB ENTERPRISE INITIATIVE, LLC

1429 RT 169

WOODSTOCK, CT

PROJECT

76-80 & 88 MAIN STREET

ISSUE

SEPTEMBER 15, 2025

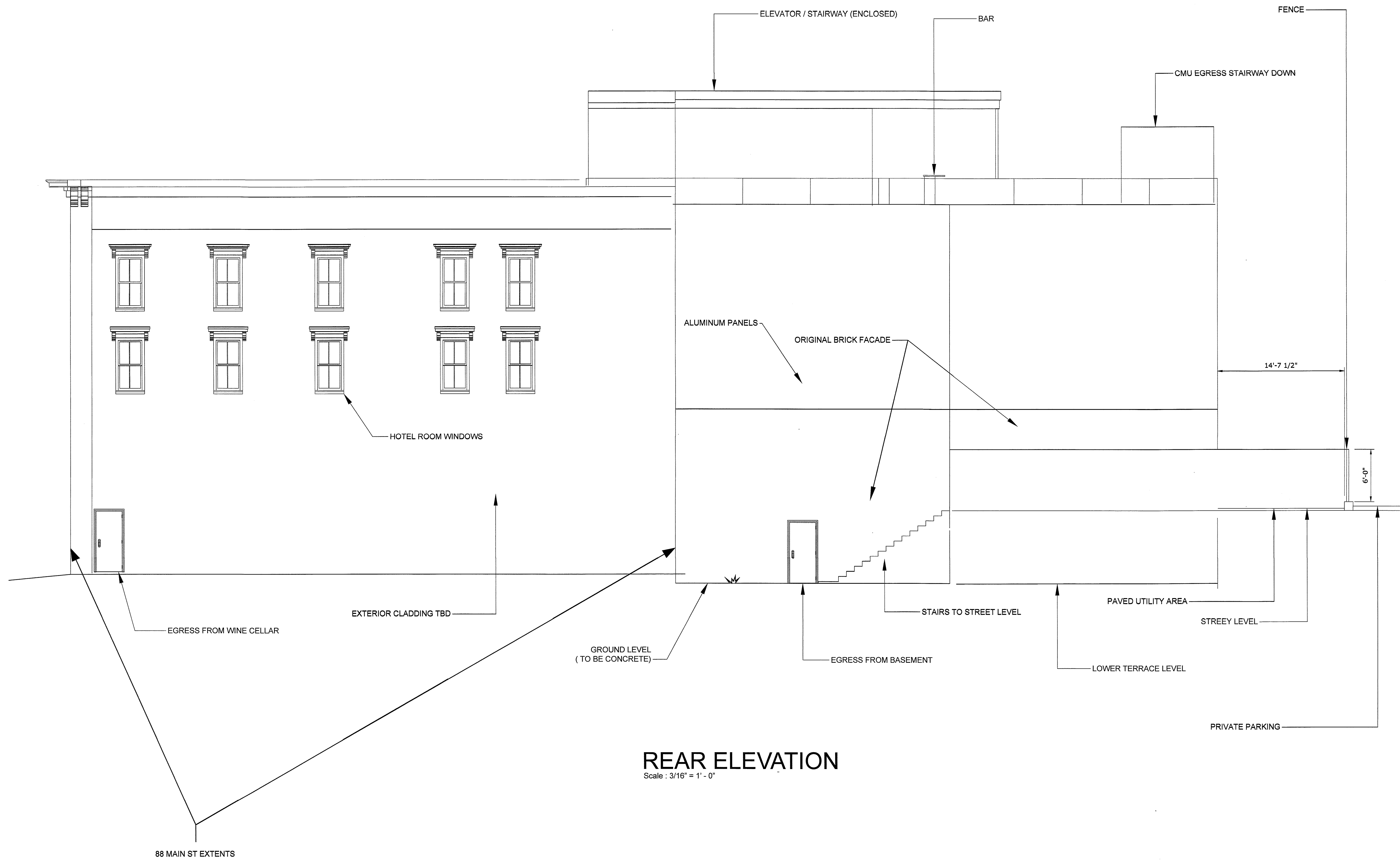
PLANNING & ZONING

DRAWN BY

CHC

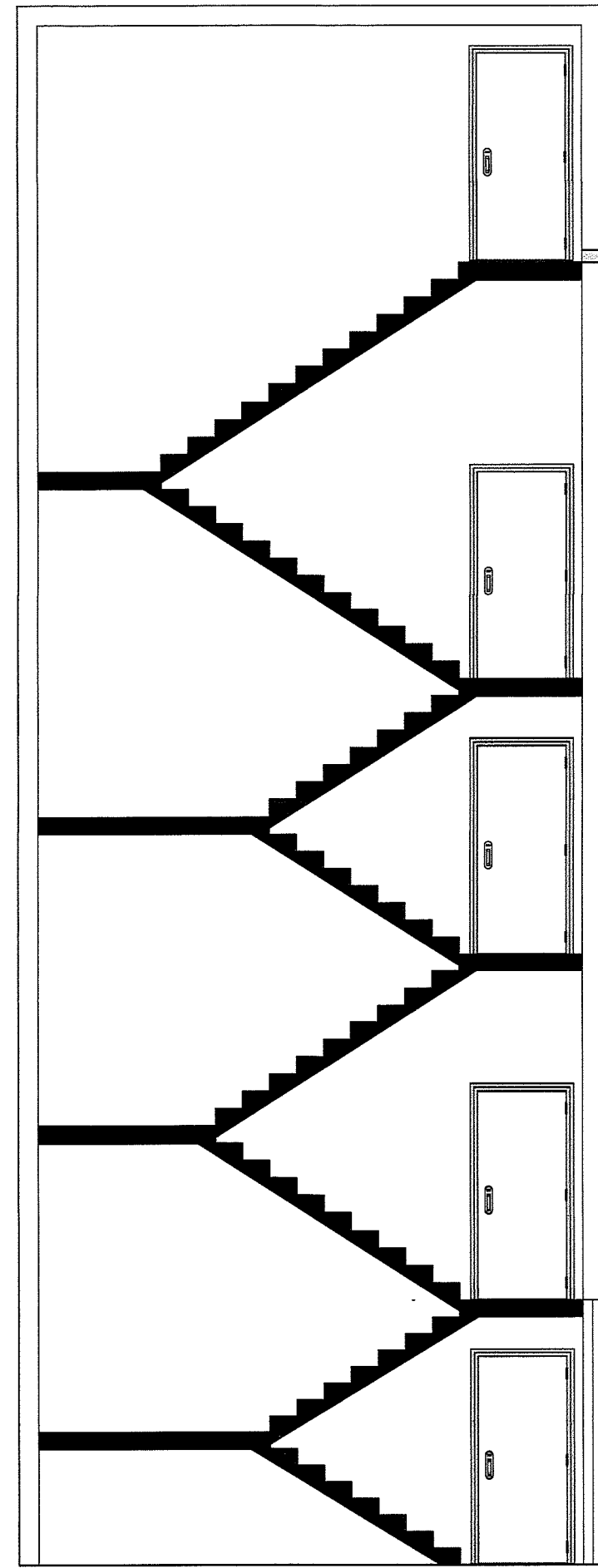
PROJECT NO.

002-0825

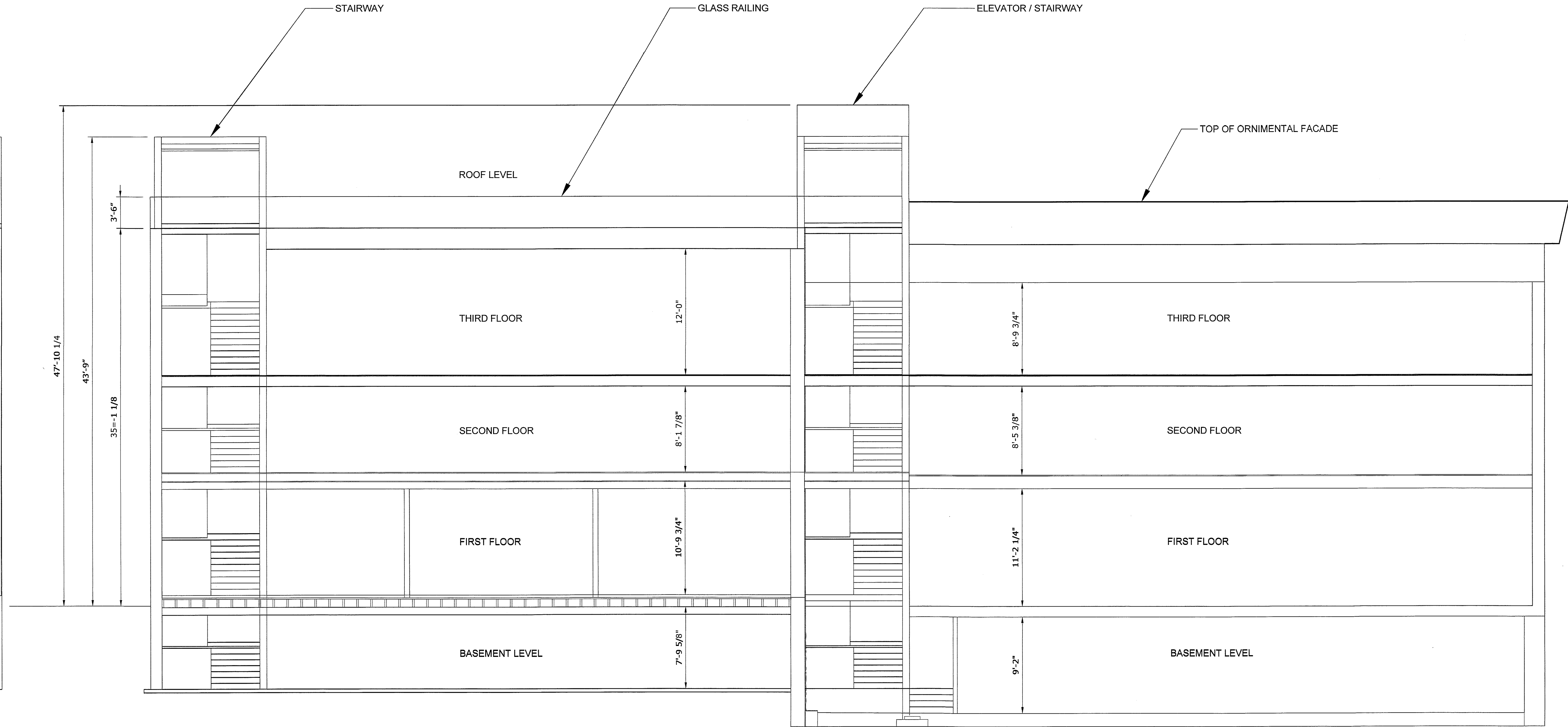


REAR ELEVATION

Scale : 3/16" = 1' - 0"



TYPICAL SECTION THRU CMU EGRESS STAIRWAY

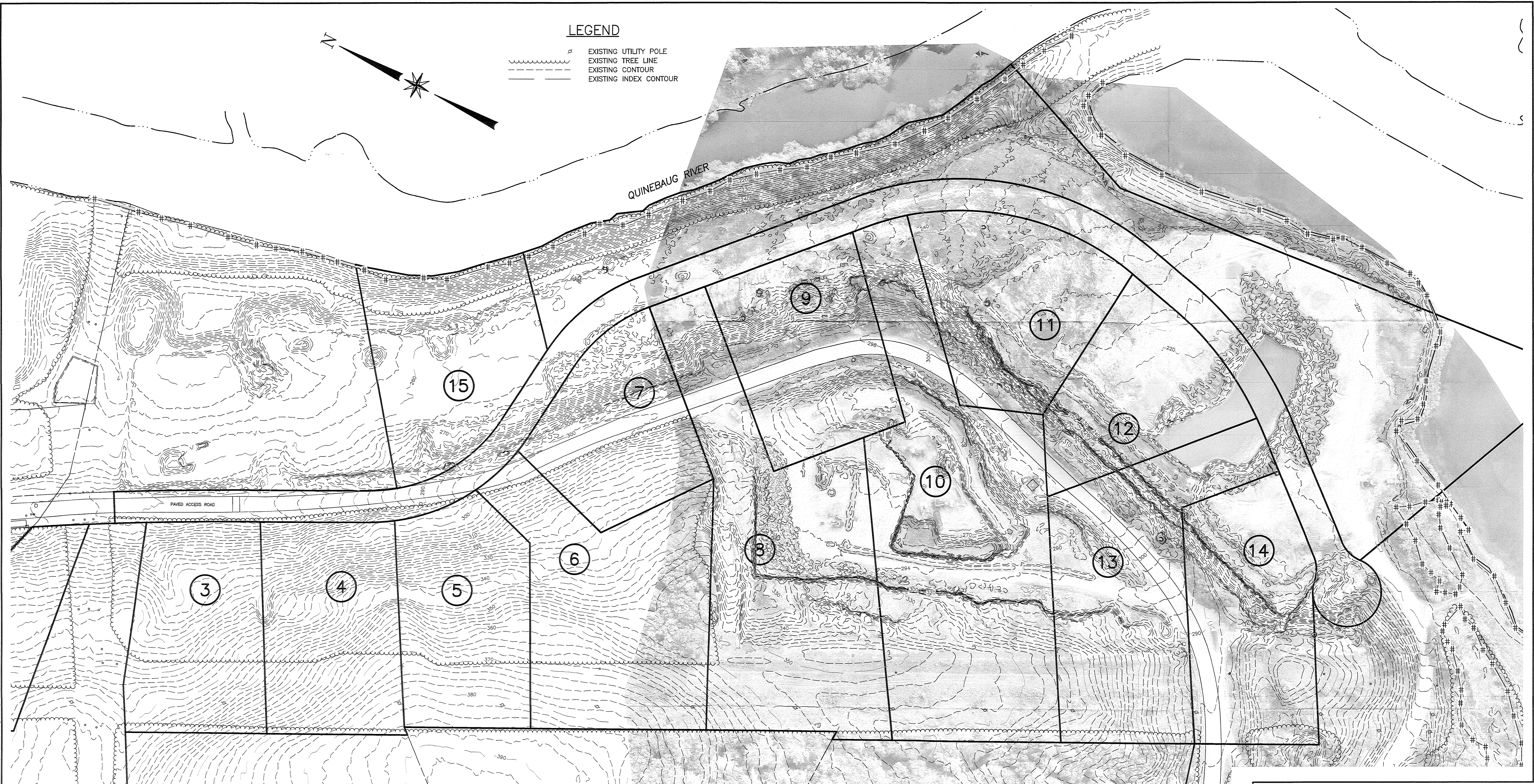


76 - 80 MAIN TYPICAL SECTION

88 MAIN TYPICAL SECTION

TYPICAL SECTIONS

Scale : 3/16" = 1' - 0"

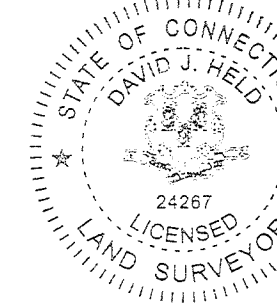
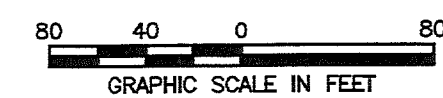


SURVEY NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as amended on October 26, 2018.
 - Topography within the area of aerial photography conform to a Class T-2 accuracy. Topography outside the area of aerial photography conform to a Class T-D accuracy and is shown for general informational purposes only.
 - Survey Type: Topographic Survey.
- North orientation is referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
- Elevations are referenced to NAVD 1988. Contour interval = 2'.
- The purpose of this survey is to show current grades for renewal of an excavation permit.
- Property/lot lines are shown for reference only and do not constitute a property boundary opinion.
- Background aerial photography was captured on August 5, 2025. This aerial photography includes all areas which have had ledge rock removed since the previous permit renewal in 2022.
- Wetlands are taken from the Map Reference below.

MAP REFERENCE:

"Quinebaug Regional Technology Park - Phase 2 - Proposed 15 Lot Resubdivision - Applicant: Strategic Commercial Realty, Inc. d/b/a Rawson Materials - Dated: April 3, 2019, Revised: 12/12/2019 - Sheets 1-25 of 25 - Provost & Rovero, Inc.



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

DAVID J. HELD, L.S. LIC. NO. 24267 DATE 9/25/25
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

REVISIONS	
DATE	DESCRIPTION
DATE: 9/9/2025	DRAWN: DJH
SCALE: 1" = 80'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: ---
DWG. No: Client File	JOB No: 25-18

TOPOGRAPHIC SURVEY AS OF 8/5/2025

PREPARED FOR

RAWSON MATERIALS

QUINEBAUG REGIONAL TECHNOLOGY PARK
PHASE 2

TECHNOLOGY PARK DRIVE & TOWN FARM ROAD
PUTNAM, CONNECTICUT

**KA&G Technical
Services LLC**
Civil Engineering • Surveying • Site Planning

P.O. Box 398
Voluntown, Connecticut
(860) 234-3183



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. 2025-13

Date _____

Fee: _____

Amount - Check No. _____

- 1.) Name of Applicant: Strategic Commercial Realty, Inc. DBA Rawson Materials
Address, Telephone No., & Email Address madilyn.smith@rawsonmaterials.com
58 Pomfret Street, STE 4101, Putnam, CT 06260
- 2.) Owner of Land Strategic Commercial Realty, Inc. DBA Rawson Materials
Address, Telephone No., & Email Address madilyn.smith@rawsonmaterials.com
58 Pomfret Street, STE 4101, Putnam, CT 06260
- 3.) Location of Property F/K/A 79A Town Farm Rd Zone QTP
Street Address _____
Assessor's Map No. 44 Lot No. 1
- 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.
Renewal of special permit for earth removal on 47 acres located on Technology Park Dr.
Attached is the current bond certificate and topographical map showing removal to date.
As of 8/31/25 1,932,461 tons have been extracted from the site.
- _____

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

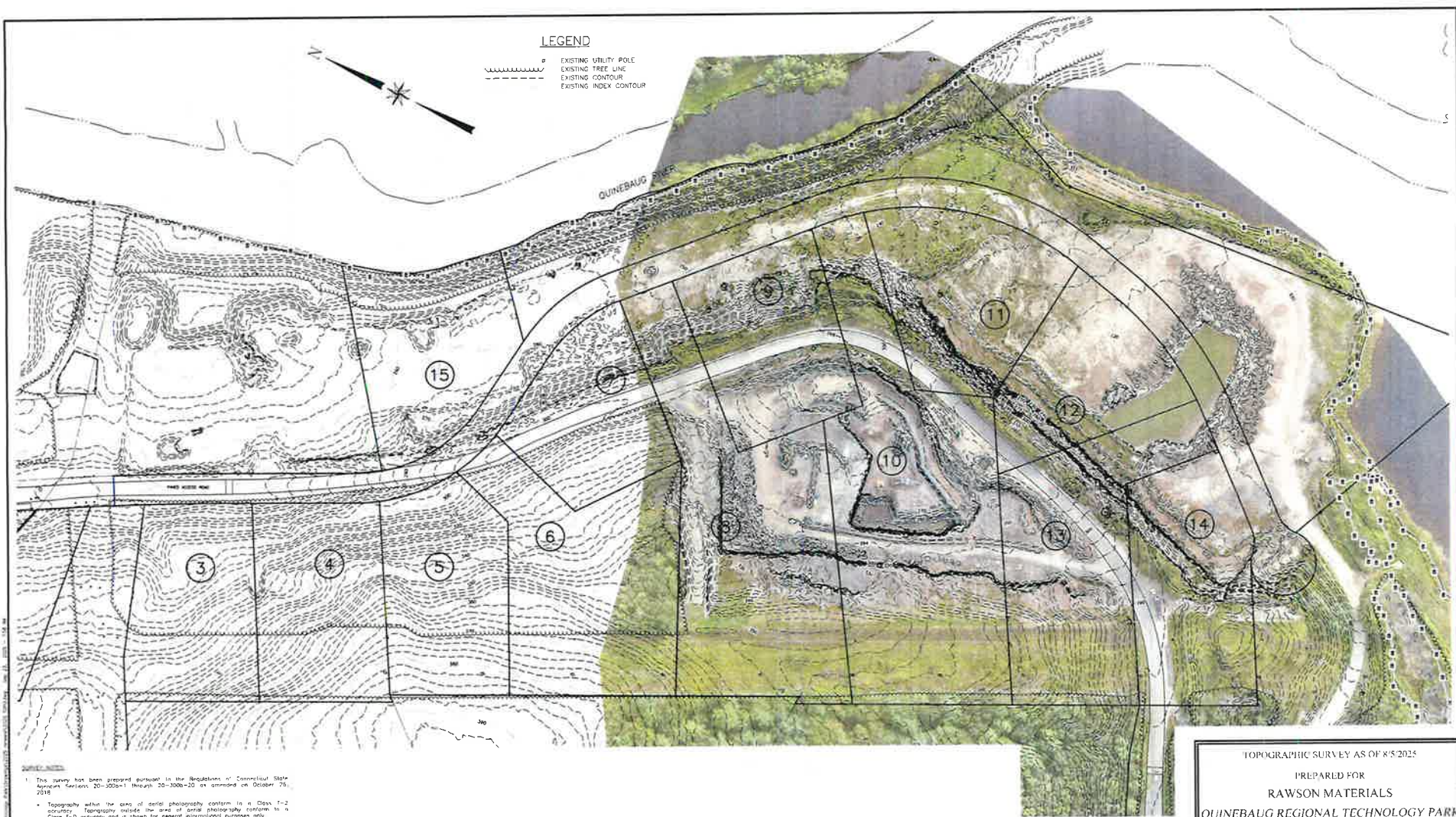
I hereby certify that all the information provided is accurate and complete.

Madilyn Smith 9/27/2025
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



NOTES

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies, Sections 20-302a-1 through 20-302a-20 as amended on October 25, 2018.
- Topography within the area of aerial photography conforms to a Class 1-2 accuracy. Topography outside the area of aerial photography conforms to a Class 1-D accuracy and is shown for general informational purposes only.
- Survey Type: Topographic Survey.
- North orientation is referenced to CT state plane coordinates, NAD83(2011). Epoch: 2010.0000.
- Elevations are referenced to NAVD 1988. Contour interval = 2'.
- The purpose of this survey is to show current grades for renewal of an excavation permit.
- Property/lot lines are shown for reference only and do not constitute a property boundary survey.
- Background aerial photography was captured on August 5, 2025. This aerial photography includes all areas which have had ledge rock removed since the previous aerial renewal in 2022.
- Boundaries are shown from the map reference table.

MAP REFERENCE

Quinebaug Regional Technology Park - Phase 2 - Proposed 15 Lot Rehabilitation - Ancillary Strategic Commercial Realty Inc. 6/2/24 Rawson Materials - Dated April 1, 2019; Revised 12/12/2019 - Sheets 1-25 of 25 - Project # WRM-19-001

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

DAVID A. HELD, S.E. S.E. NO. 34987 DATE: 9/9/2025
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR

DATE	DESCRIPTION
9/9/2025	DRAWN: D.J.
9/9/2025	DESIGN: D.J.
9/9/2025	CHECK: D.J.
9/9/2025	DATE: 9/9/25

TOPOGRAPHIC SURVEY AS OF 8/5/2025
PREPARED FOR
RAWSON MATERIALS
QUINEBAUG REGIONAL TECHNOLOGY PARK
PHASE 2
TECHNOLOGY PARK DRIVE & TOWN FARM ROAD
PUTNAM, CONNECTICUT

KA&G Technical Services LLC
Civil Engineering • Surveying • Site Planning

P.O. Box 594
Vernon, Connecticut 06066
(860) 234-3183

CONTINUATION CERTIFICATE

The Fidelity and Deposit Company of Maryland (hereinafter called the Surety) hereby continues in force its Bond No. 9327740 in the sum of Three Hundred Forty Six Thousand Three Hundred Ninety Dollars and 00/100 (\$346,390.00) Dollars, on behalf of Strategic Commercial Realty, Inc. D/B/A Rawson Materials in favor of Town of Putnam for Earth Removal consisting of 47 acres; 79A Town Farm Road; Assessor's Map 44, Lot 1, Zoned QTP; Owner of Record: Peter Newth, Executor, Estate of Lillian Newth subject to all the conditions and terms thereof through 23rd Day of September, 2028 at location of risk.

This Continuation is executed upon the express condition that the Surety's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Surety has caused this instrument to be signed by its duly authorized Attorney-in-Fact and its corporate seal to be hereto affixed this 25th Day of September, 2025.

Fidelity and Deposit Company of Maryland
Surety

BY: _____

Laurie Rothwell, Attorney-in-Fact



**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Michael J. CUSACK, Eric J. CANTERBURY, John J. GAMBINO, Sandra C. LOPES, Nicole ROY, Natalie CONEYS, Jean M. FEENEY, Nicholas LABBE, Laurie ROTHWELL, Gabriela C. WITTICH, Michael H. CUSACK, John E. DECHIARO, Elizabeth WOMACK**, of Boston, Massachusetts, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 02nd day of September, A.D. 2025.



**ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Christopher Nolan*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 02nd day of September, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expires January 27, 2029



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 25th day of September, 2025



Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

