

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. Jeremey 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.