

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.