

Zoning Board of Appeals Hybrid Meeting Minutes
November 18, 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 # 2025-005 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. A representative from D.O.T. was present. Motion by Marnie Ciquera to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR.

Opened 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. Motion by Marnie Ciquera to table as the applicant was not present, second by Scott Zadora. ALL WERE IN FAVOR

Opened 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. Wendy Van kirk and Thomas Thurlow reviewed their plans with the Board members. Motion by Marnie Ciquera to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the October 21, 2025, meeting.

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

Correspondence:

Public Participation:

New Business:

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.

Motion by Glenn Godley to approve, second Marnie Ciquera. ALL WERE IN FAVOR.

New Business Continued:

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

Motion by Scott Zadora to table, second by Marnie Ciquera. ALL WERE IN FAVOR.

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.'

Motion by Marnie Ciquera to approve, second by Glenn Godley. ALL WERE IN FAVOR.

Other Business:

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

Seth Phongsa – 611 School Street – Reduced parking from 33 spaces down to 22 spaces.

Motion by Marnie Ciquera to accept the application, second by Glenn Godley. ALL WERE IN FAVOR

Krup Da Shah - 50 Providence Pike -Place of signage next to Montana Nights sign.

Motion by Glenn Fodley to accept the application, second by Marnie Ciquera. ALL WERE IN FAVOR.

John Rauh – 60 Providence Street – Construction of wash bay

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

Motion by Joseph Nash to adjourn at 7:27 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.