

Planning & Zoning Commission Hybrid Meeting Minutes
November 19, 2025, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

The meeting took place in Room 201 on the second floor versus Room 113 located on the first floor. The main entrance into the Town Hall and the entrance door into Room 113 were posted accordingly prior to the meeting.

Roll Call:

Agenda

Opened 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. Mayor Seney and Mary Ann Chiantti ECD/Redevelopment Director spoke in favor of the proposal and the positive impact it would have on the Town as the building had been vacant for so long. Lisa-Jean Clifford questioned if there would be an issue with the traffic in the area during construction. Mr. Cady stated there would not be an issue. Three parking spaces next to the building will be utilized during construction for the placement of dumpsters.

Motion by Douglas Cutler to close the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Opened 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. Madilyn Smith updated the Commission on the removal of material to date.

Motion by Douglas Cutler to close the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Regular Meeting:

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

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

Correspondence: None

New Business:

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 is located at 76-80 Main Street, Assessors Map 15, Lot 78 and 88 Main Street, Assessors Map 15, Lot 70, Zoned PD

Motion by Douglas Taylor to approve the requested waivers, second by Nick Huston. ALL WERE IN FAVOR.

Motion by Elizabeth Thompson to approve the Special Permit, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

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.

Motion by Douglas Taylor to approve, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Other Business:

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

Carlos Bastos request - Special Permit – 70 May Street – Auto Body Shop

Motion by Nick Huston to accept the application for public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Krupa Shah-Special Permit-50 Providence Pike Unit # 2- Vendor's Market

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

Motion by Douglas Taylor to adjourn at 7:45, P.M., second by Nick Huston. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.