

Planning & Zoning Commission Hybrid Meeting Agenda
December 17, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2025-16 Carlos Bastos request for a Special Permit to build and operate a body shop in accordance with Section 304 "Schedule of Uses and Districts" of the Town of Putnam Zoning Regulations. Property is located at 70 May Street, Town Assessors Map 011, Lot 208, Zoned General Commercial. VOTE REQUIRED

Public hearing on Docket # 2025-17 Krupa Shah request for a Special Permit to operate a vendor's market during non-business hours in accordance with Section 304 "Schedule of Uses and Districts" of the Town of Putnam Zoning Regulations. The applicant is requesting a waiver of Section 113 Zoning Permit Application, C. Site Plan Requirements and Section 114 Special Permit, C. Applications 1, a-j, and 2. a-b. Property is located at 50 Providence Pike Unit # 2, Town Assessor's Map 26, Lot 007/003, Zoned Highway Commercial. VOTE REQUIRED

Regular Meeting:

Review the minutes of the November 19, 2025, meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2025-16 Carlos Bastos - Special Permit to build and operate a body shop in accordance with Section 304 "Schedule of Uses and Districts" of the Town of Putnam Zoning Regulations. Property is located at 70 May Street, Town Assessors Map 011, Lot 208, Zoned General Commercial.

Docket # 2025-17 Krupa Shah - Special Permit to operate a vendor's market during non-business hours in accordance with Section 304 "Schedule of Uses and Districts" of the Town of Putnam Zoning Regulations. The applicant is requesting a waiver of Section 113 Zoning Permit Application, C. Site Plan Requirements and Section 114 Special Permit, C. Applications 1, a-j, and 2. a-b. Property is located at 50 Providence Pike Unit # 2, Town Assessor's Map 26, Lot 007/003, Zoned Highway Commercial.

Other Business:

Meeting Schedule 2026

Accepting of New Applications for public hearing on January 21, 2026, meeting if applicable. VOTE REQUIRED

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/83590849774?pwd=Ng0pPSieMmXlFbP5akLSpljMextcaQ.1>

Meeting ID: 835 9084 9774

Passcode: 1kf5Hh

By Phone

929 205 6099 US (New York)

Meeting ID: 835 9084 9774

Passcode: 668326

Find your local number: <https://us06web.zoom.us/u/kbHMdXL5oM>

Join instructions

<https://us06web.zoom.us/join/83590849774?signature=qrRR865wN3l7tYa9HMBnbQzu30OJ3Edpwl81LzerKY>

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.



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. _____

Date 11/18/2025

Fee: \$160.00 ck #7804

Amount - Check No. 11-18-2025

- 1.) Name of Applicant: Carlos Bastos
Address, Telephone No., & Email Address 515 School St, 508-982-4259
Carlosbastos515@gmail.com
- 2.) Owner of Land Providence and Worcester Railroad Company
Address, Telephone No., & Email Address 75 Hammond Street Worcester, MA
- 3.) Location of Property 70 May Street Zone _____
Street Address
- Assessor's Map No. 011 Lot No. 208
- 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.

Special permit to build and operate
an auto body shop

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.

[Signature]
Signature of Applicant

Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson

Date

Special Permit Application

70 May Street, Putnam, CT

There are no proposed site improvements to the existing commercial site.

The applicant requests a waiver of Sec 113 Zoning Permit Application all items relating to site improvements.

The applicant requests a waiver of Sec 114 Special Permits for all items relating to site improvements, and Sec 114, C., 2. a Traffic report.



70 May St

Putnam, CT

1 inch = 60 Feet



www.cai-tech.com

October 21, 2024



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Proposed 70 May St 100' Abutters

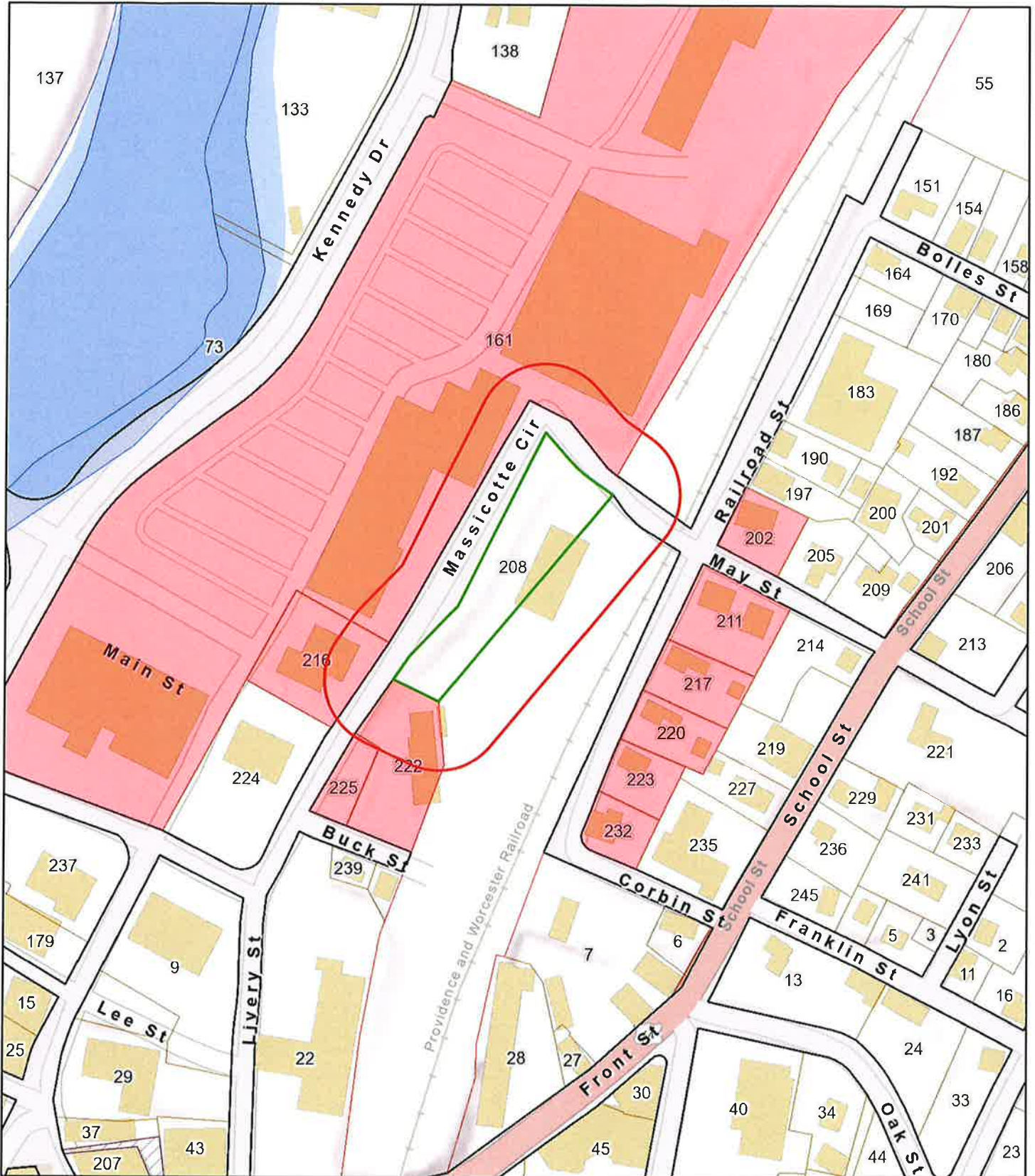
Putnam, CT

1 inch = 200 Feet

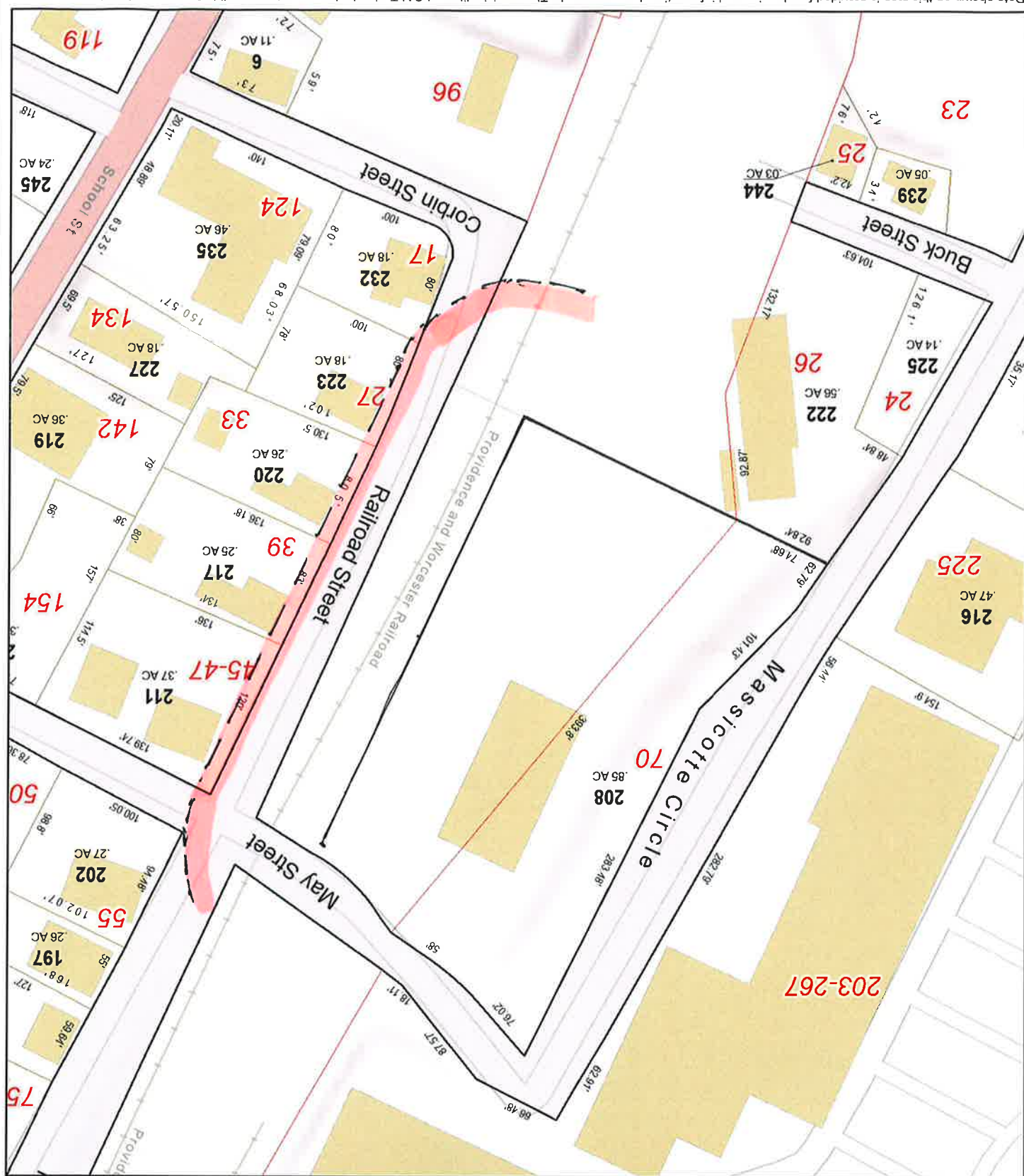


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November 18, 2025



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November 18, 2025



70 May St

Putnam, CT

1 inch = 100 Feet

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Technologies
Precision Mapping Geospatial Solutions





100 feet Abutters List Report

Putnam, CT
November 18, 2025

Subject Property:

Parcel Number: 011-208
CAMA Number: 011-208-000
Property Address: 70 MAY ST

Mailing Address: PROVIDENCE AND WORCESTER
RAILROAD COMPANY
75 HAMMOND ST
WORCESTER, MA 01610-

Abutters:

Parcel Number: 011-161
CAMA Number: 011-161-000
Property Address: 203-267 KENNEDY DR

Mailing Address: PUTNAM DOWNTOWN LLC
2 CORPORATE DR STE 441
SHELTON, CT 06484

Parcel Number: 011-202
CAMA Number: 011-202-000
Property Address: 55 RAILROAD ST

Mailing Address: SCHWEND DAVID M & HELEN
55 RAILROAD ST
PUTNAM, CT 06260

Parcel Number: 011-211
CAMA Number: 011-211-000
Property Address: 45-47 RAILROAD ST

Mailing Address: GROVE JEROME P
26 BROOK TRAIL RD
WAYLAND, MA 01778

Parcel Number: 011-216
CAMA Number: 011-216-000
Property Address: 225 KENNEDY DR

Mailing Address: BAYSTATE INVESTMENT FUND LLC
1 KELLY SQUARE
WORCESTER, MA 01610

Parcel Number: 011-217
CAMA Number: 011-217-000
Property Address: 39 RAILROAD ST

Mailing Address: DERY JEFFREY R & RICHARD A
39 RAILROAD ST
PUTNAM, CT 06260

Parcel Number: 011-220
CAMA Number: 011-220-000
Property Address: 33 RAILROAD ST

Mailing Address: URBAN JACK & PATRICIA
33 RAILROAD ST
PUTNAM, CT 06260

Parcel Number: 011-222
CAMA Number: 011-222-000
Property Address: 26 BUCK ST

Mailing Address: CORE HOLDINGS LLC
174 WEST QUASSET RD
WOODSTOCK, CT 06281

Parcel Number: 011-223
CAMA Number: 011-223-000
Property Address: 27 RAILROAD ST

Mailing Address: OMOSIGHO JOY
27 RAILROAD ST
PUTNAM, CT 06260

Parcel Number: 011-225
CAMA Number: 011-225-000
Property Address: 24 BUCK ST

Mailing Address: INTERNATIONAL IMMOBILIARE LLC
23 LIVERY ST
PUTNAM, CT 06260

Parcel Number: 011-232
CAMA Number: 011-232-000
Property Address: 17 CORBIN ST

Mailing Address: HENRIQUES LISA & VERNON RICHARD L
260 SLATER HILL RD
DAYVILLE, CT 06241



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11/18/2025

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TOWN OF PUTNAM

ZONING COMMISSION

Check One:

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

Docket No. _____

Date 11-5-2025

Fee: 1129 1001

Amount - Check No.

- 1.) Name of Applicant: Krupa shah
Address, Telephone No., & Email Address 50 Providence pike, Putnam, CT-06260
Krupa31@yahoo.com - 860-710-6018
- 2.) Owner of Land Krupa shah
Address, Telephone No., & Email Address 50 Providence pike, Putnam, CT-06260
Krupa31@yahoo.com - 860-710-6018
- 3.) Location of Property 50 Providence pike, Putnam, CT-06260 Zone _____
Street Address
Assessor's Map No. 026 Lot No. 007-1

- 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.

Requesting for vendors market during non Business hours. Attach is the layout.

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.

Krupa
Signature of Applicant

10/29/25
Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

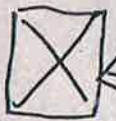
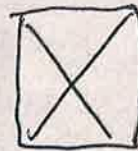
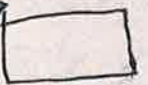
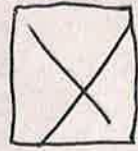
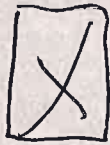
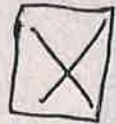
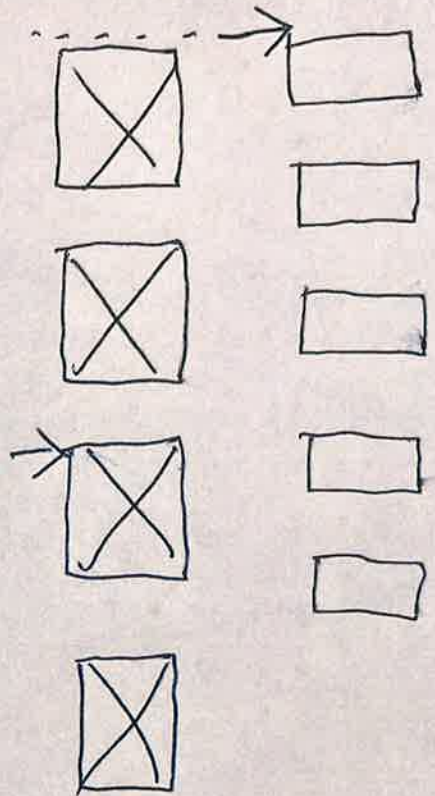
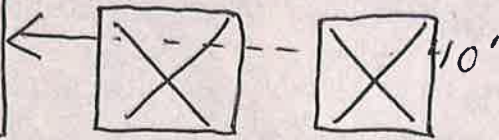
WWW.PUTNAMCT.US

BATHROOMS

EXIT



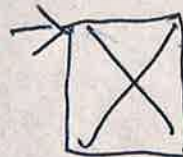
PITS



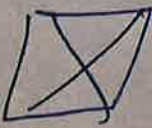
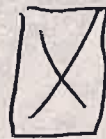
5'



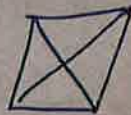
5'



BAR



ARCADE



WOODFELLA'S



FRONT DOORS

FRONT DESK



50 Providence Pike Abutters

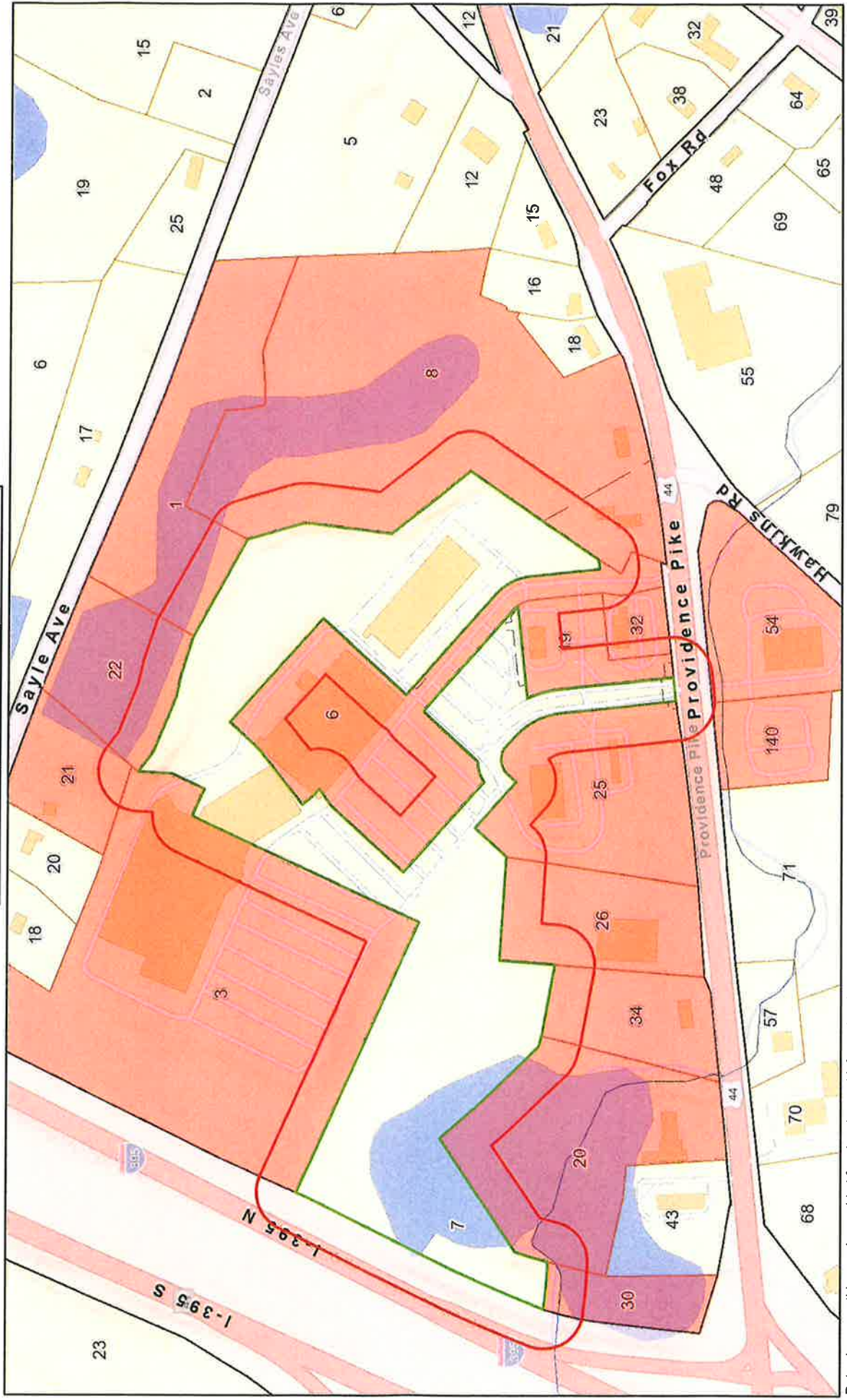
Putnam, CT

November 17, 2025

1 inch = 350 Feet



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100 feet Abutters List Report

Putnam, CT

November 17, 2025

Subject Properties:

Parcel Number: 026-007
CAMA Number: 026-007-001
Property Address: 50 & 62 PROVIDENCE PIKE

Mailing Address: PUTNAM PARKADE CONDOMINIUMS
80 SHERMAN ST
NORWICH, CT 06360

Parcel Number: 026-007
CAMA Number: 026-007-002
Property Address: 62 PROVIDENCE PIKE #1

Mailing Address: IBIS PUTNAM LLC
PO BOX 2155
HADDONFIELD, NJ 08033

Parcel Number: 026-007
CAMA Number: 026-007-003
Property Address: 50 PROVIDENCE PIKE #2

Mailing Address: VAJRA LLC
194 SUNSET RIDGE
ROCKY HILL, CT 06067

Abutters:

Parcel Number: 021-021
CAMA Number: 021-021-000
Property Address: 88 SAYLES AVE

Mailing Address: NOWLAN PHILIP R
PO BOX 298
E KILLINGLY, CT 06243-0298

Parcel Number: 021-022
CAMA Number: 021-022-000
Property Address: 76 SAYLES AVE

Mailing Address: MAILLOUX JEFFREY & MONIQUE
45 SAYLES AVE
PUTNAM, CT 06260

Parcel Number: 026-001
CAMA Number: 026-001-000
Property Address: 54 SAYLES AVE

Mailing Address: MAILLOUX JEFFREY
45 SAYLE AVENUE
PUTNAM, CT 06260

Parcel Number: 026-003
CAMA Number: 026-003-000
Property Address: 44 PROVIDENCE PIKE

Mailing Address: JR&R II LLC ATTN JEFF HAUKOM
901 NORTH HIGHWAY 59
MARSHALL, MN 56258

Parcel Number: 026-006
CAMA Number: 026-006-000
Property Address: 60 PROVIDENCE PIKE

Mailing Address: PUTNAM LLC AFS - LEASE
ACCOUNTING
PO BOX 6500
CARLISLE, PA 17013-6500

Parcel Number: 026-008
CAMA Number: 026-008-000
Property Address: 88 PROVIDENCE PIKE

Mailing Address: SEAN AND MICHAEL PUTNAM LLC
41 POLK STREET
DUXBURY, MA 02332

Parcel Number: 026-019
CAMA Number: 026-019-000
Property Address: 64 PROVIDENCE PIKE

Mailing Address: DE FOODS LLC
101 ACCORD PARK DRIVE SUITE 104
NORWELL, MA 02061



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11/17/2025

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100 feet Abutters List Report

Putnam, CT

November 17, 2025

Parcel Number: 026-020
CAMA Number: 026-020-000
Property Address: 16 PROVIDENCE PIKE

Mailing Address: EXPCT LLC
8 TWO MILE ROAD 2ND FLOOR
FARMINGTON, CT 06032-2559

Parcel Number: 026-025
CAMA Number: 026-025-000
Property Address: 40 PROVIDENCE PIKE

Mailing Address: MONTOWESE INDUSTRIAL PARK INC
AFS - LEASE ACCOUNTING
PO BOX 6500
CARLISLE, PA 17013-6500

Parcel Number: 026-026
CAMA Number: 026-026-000
Property Address: 32 PROVIDENCE PIKE

Mailing Address: SIM REALTY LLC
PO BOX 314
THOMPSON, CT 06277

Parcel Number: 026-032
CAMA Number: 026-032-000
Property Address: 66 PROVIDENCE PIKE

Mailing Address: WENDYS PROPERTIES LLC
ONE DAVE THOMAS BOULEVARD
DUBLIN, OH 43017

Parcel Number: 026-034
CAMA Number: 026-034-000
Property Address: 24 PROVIDENCE PIKE

Mailing Address: ISABEL INTERCONTINENTAL LLC
1429 ROUTE 169
WOODSTOCK, CT 06281

Parcel Number: 026-054
CAMA Number: 026-054-000
Property Address: 57 PROVIDENCE PIKE

Mailing Address: SCP 2009-C33-002 LLC C/O CVS
CAREMARK CORPORATION
PO BOX 1610
COCKEYSVILLE, MD 21030

Parcel Number: 026-140
CAMA Number: 026-140-000
Property Address: 51 PROVIDENCE PIKE

Mailing Address: JSC PUTNAM LAND LLC
PO BOX 217
LYNDONVILLE, NY 14098



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11/17/2025

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