

Zoning Board of Appeals Hybrid Meeting Minutes
December 16, 2025 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Scott Zadora-Acting Chair, Mike Bogdanski, Glenn Godley
Absent: Joseph Nash, Marnie Ciquera

Agenda:

Continued the 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. The applicant granted a 35-day extension. Motion by Mike Bogdanski to continue the public hearing, second by Glenn Godley. ALL WERE IN FAVOR

Opened the public hearing on Appeal # 2025-008 Sukpaseuth Phongsa & Khamphanh Phongsa request for variances from Section 601 of the Town of Putnam Zoning Regulations to reduce the 33 required parking spaces down to 22 parking spaces and Section 601(c.) setback of parking access from property line: reduced from the required 5 feet down to approximately 2 feet. The applicant is seeking variances for the construction of a restaurant and a grocery store. Property is located at 611 School Street, Town Assessors Map 26, Lot 67, Zoned Highway Commercial. Attorney Cotnoir requested a continuance as there were not 4 members present for a vote. Motion by Mike Bogdanski to continue the public hearing, second by Glenn Godley. ALL WERE IN FAVOR

Opened public hearing on Appeal # 2025-009 Krupa Shah request for a variance for the placement of a Bounce X sign next to the Montana Nights Axe Throwing for better visibility of sign & business. Property is located at 50 Providence Pike Unit # 2, Town Assessors Map 26, Lot 007/003, Zoned Highway Commercial. Motion by Glenn Godley to continue the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR

Public hearing on Appeal # 2025-010 Sixty Providence Street LLC request for a variance from the required front yard setback of 30' down to 20' for the construction of a 600 sq. ft. wash bay building. Property located at 60 Providence Street, Town Assessors Map 11, Lot 80, Zoned General Commercial. Applicant requested a withdrawal. Motion by Mike Bogdanski to accept the withdrawal, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the November 18, 2025, meeting.

Motion by Glenn Godley to accept the minutes, second by Scott Zadora. Glenn Godley and Scott Zadora voted in favor. Mike Bogdanski abstained as he was not present.

Correspondence: None

Public Participation: None

New Business:

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

Motion by Glenn Godley to table to the next meeting, second by Mike Bogdanski. ALL WERE IN FAVOR.

Appeal # 2025-008 Sukpaseuth Phongsa & Khamphanh Phongsa – Variance -Reduce the 33 required parking spaces down to 22 parking spaces.

Motion by Glenn Godley to table to the next meeting, second by Mike Bogdanski. ALL WERE IN FAVOR.

Appeal # 2025-009 Krupa Shah - Variance - Placement of a Bounce X sign next to the Montana Nights Axe Throwing sign.

Motion by Glenn Godley to table to the next meeting, second by Mike Bogdanski. ALL WERE IN FAVOR.

Appeal # 2025-010 Sixty Providence Street LLC - Variance – Reduce 30' front yard setback down to 20' for the construction of a 600 sq. ft. wash bay building. WITHDRAWN BY APPLICANT

Other Business:

Meeting Schedule 2026:

Motion by Mike Bogdanski to keep the same meeting schedule for the third Tuesday of the month at 7:00 P.M., second Glenn Godley. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing for the January 20, 2026, meeting.

Sixty Providence Street LLC – 60 Providence Street – Request for rear yard variance.

Motion by Mike Bogdanski to accept the application for public hearing on January 20, 2026, second by Glenn Godley. ALL WERE IN FAVOR.

Motion by Mike Bogdanski to adjourn at 7:26 P.M., second by Glenn Godley. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.