

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

Present: Patricia Hedenberg, Chairman, Douglas Taylor, Liz Thompson, Lisa-Jean Clifford, Nick Huston

Agenda:

Opened 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. Applicant did not mail out the notifications. Motion by Douglas Taylor to continue the public hearing to the January 21, 2025, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Opened 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. Bruce Fitzback briefly reviewed the application as the applicant was not present. Commission members requested the applicant to be present at next month's meeting to answer questions i.e. hours & days of operation, alcohol, how many times a month etc. Motion by Nick Huston to continue the public hearing to the January 21, 2025, second Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

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

Motion by Douglas Taylor to accept the minutes with all the members being present and his name being inserted in place of Douglas Cutler, second by Liz Thompson. ALL WERE IN FAVOR.

Correspondence:

New Business:

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 located at 70 May Street, Town Assessors Map 011, Lot 208, Zoned General Commercial. Motion by Douglas Taylor to table, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

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

Other Business:

6-14 Pomfret Street-Club Lounge Discussion:

Brendan Tripp would like to discuss the possibility of a private Club or Lounge in Putnam Downtown District

Brendan Tripp, who resides at 10 Pomfret Street, discussed with the Commission members numerous ideas for the space below his apartment where Gelato was located consisting of 2048 S.F. i.e. organized events, lounge, live music, karaoke etc. It was suggested he put together a business plan with exactly what he decides upon.

POCD-Section handed out to the Commission members for review and comment. Discussion will be placed on the next meeting agenda.

Zoning Regulations – Review of upcoming text amendments.

Bruce Fitzback distributed information he received regarding farm to table restaurants in an AG-2 zone from an individual looking to purchase property.

Bruce Fitzback discussed the regulation regarding multi-families and condominiums when it speaks of a major street versus town road. A lengthy discussion was held. Liz Thompson and Nick Huston agreed that it should not be changed using the proposed project on Prospect Street as an example.

Meeting Schedule 2026

Motion by Nick Huston to keep the same meeting schedule for the third Wednesday of the month at 7:00 P.M., second by Liz Thompson. ALL WERE IN FAVOR.

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

Bruce Fitzback presented the text amendment to the Commission. Motion by Nick Huston to accept the application for public hearing, second by Douglas Taylor. Patricia Hedenberg, Nick Huston, Douglas Taylor, Lisa-Jean Clifford voted in favor, Elizabeth Thompson voted in opposition.

Motion by Nick Huston to adjourn at 8:50 P.M., second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda for review. Respectfully submitted by Brenda Roy.