

Planning & Zoning Commission Hybrid Meeting Agenda
January 21, 2026 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Continue 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

Continue 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 December 17, 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: VOTE REQUIRED

Election of Officers

POCD – Discussion on latest update

Accepting of new applications for public hearing on February 18, 2026, meeting if applicable. VOTE REQUIRED

Agency review of policies and practices, review and potential acceptance of application for text amendments, and Commission recommendation for adoption of an ordinance for Zoning Citations.

Adjournment.

Planning and Zoning Zoom Meeting

Time: Jan 21, 2026 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88248414763?pwd=efp48NYxcN9uBa4w3XkxqZPRTEbb45.1>

Meeting ID: 882 4841 4763

Passcode: 7Vqu5K

By Phone

1 929 205 6099 US (New York)

Meeting ID: 882 4841 4763

Passcode: 863731

Find your local number: <https://us06web.zoom.us/u/kdgr9yMAGD>

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. ALL WERE IN FAVOR.

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.

Town of Putnam
Planning & Zoning Commission
Legal Notice

The Town of Putnam Planning & Zoning Commission held a hybrid meeting on December 17, 2025, at 7:00 P. M. in Room 201 at the Putnam Municipal Complex, located at 200 School Street, Putnam, CT. The following action was taken:

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. Public hearing continued to January 21, 2026.

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. Public hearing continued to January 21, 2026.

Patricia Hedenberg, Chairperson

Please publish it in your December 24, 2025 newspaper. Thank you, Brenda.



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

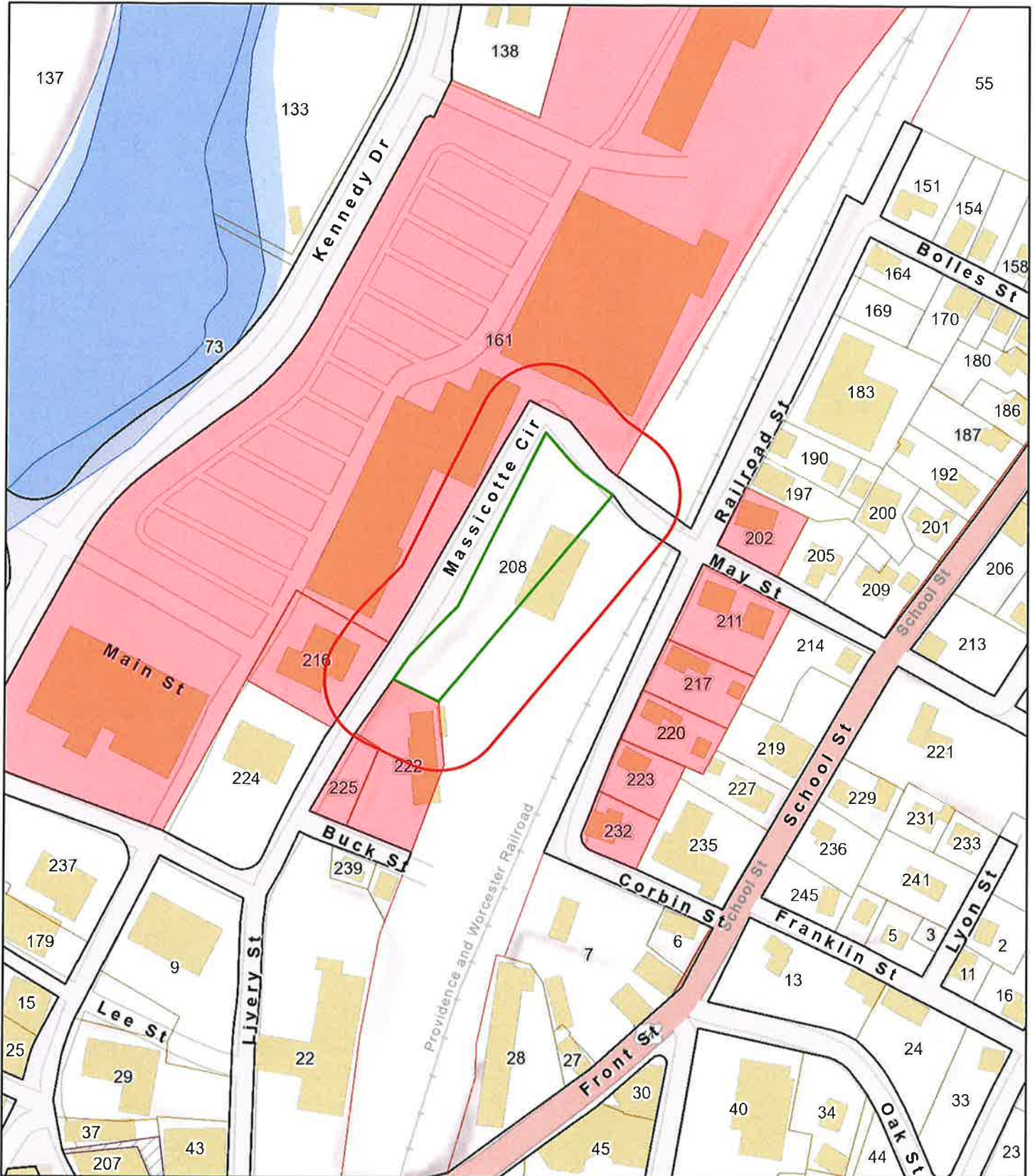
Putnam, CT

1 inch = 200 Feet



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November 18, 2025



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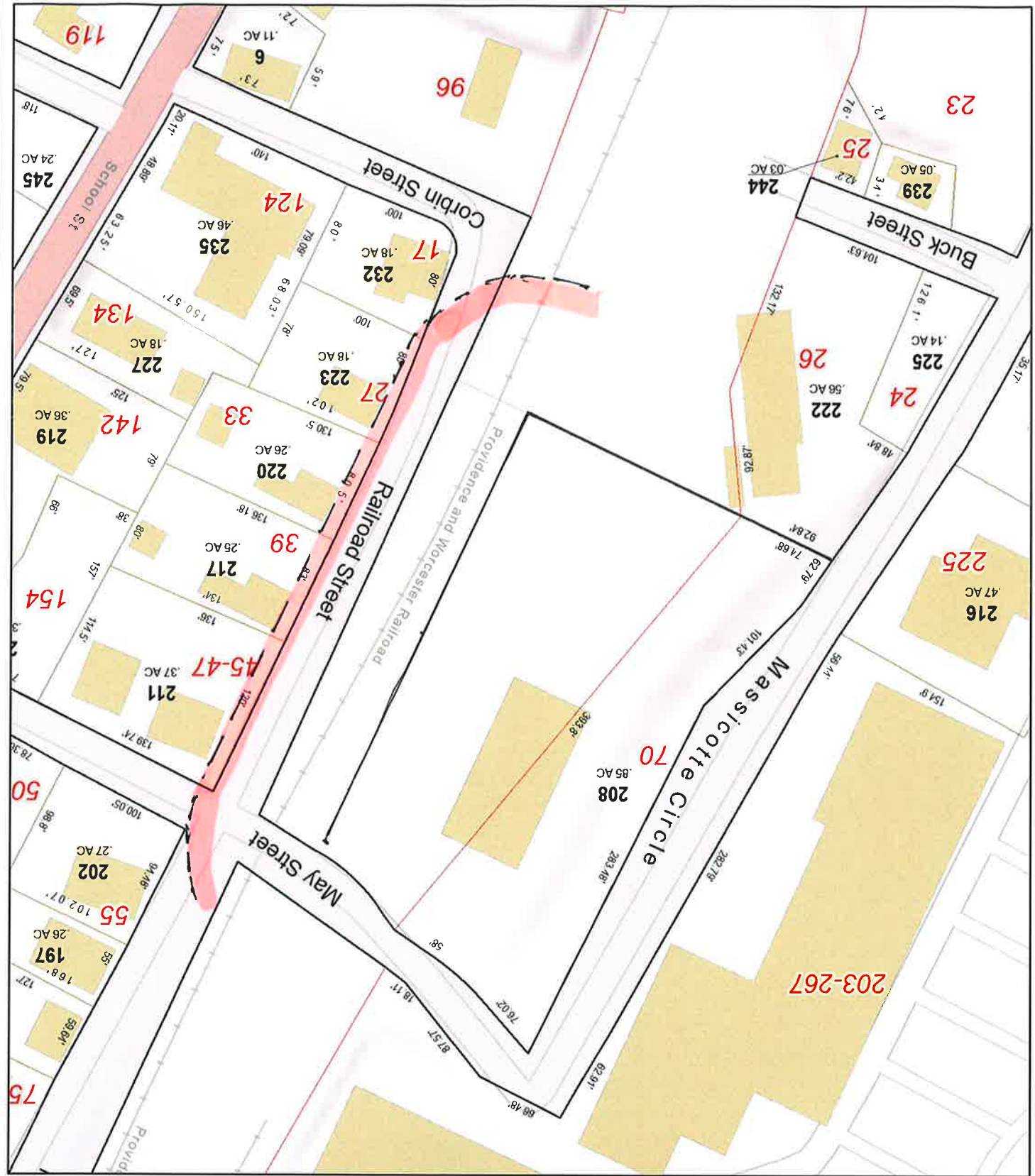
70 May St

Putnam, CT

1 inch = 100 Feet



November 18, 2025





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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Page 1 of 1



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.

[Signature] 10/29/25
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

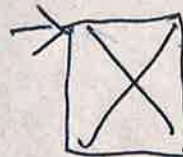
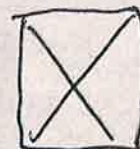
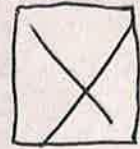
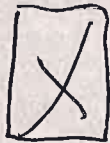
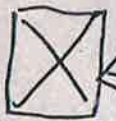
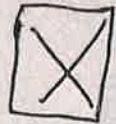
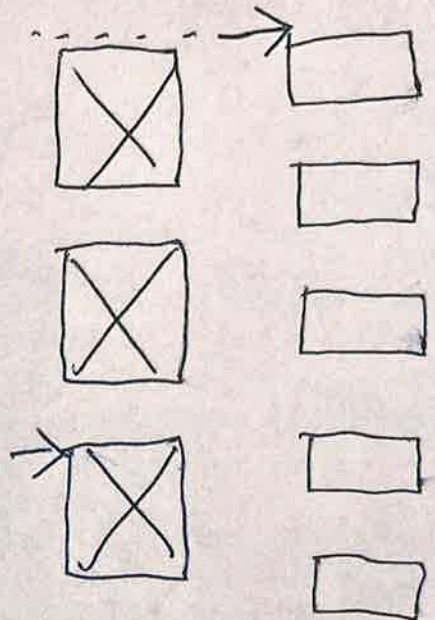
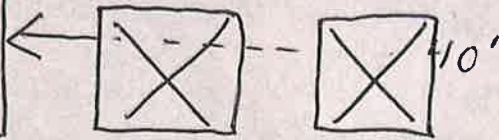
WWW.PUTNAMCT.US

BATHROOMS

EXIT



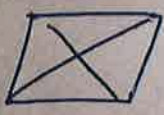
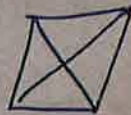
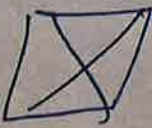
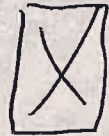
PITS



5'

5'

BAR



ARCADE

WOODFELLA'S

FRONT DOORS

FRONT DESK



50 Providence Pike Abutters

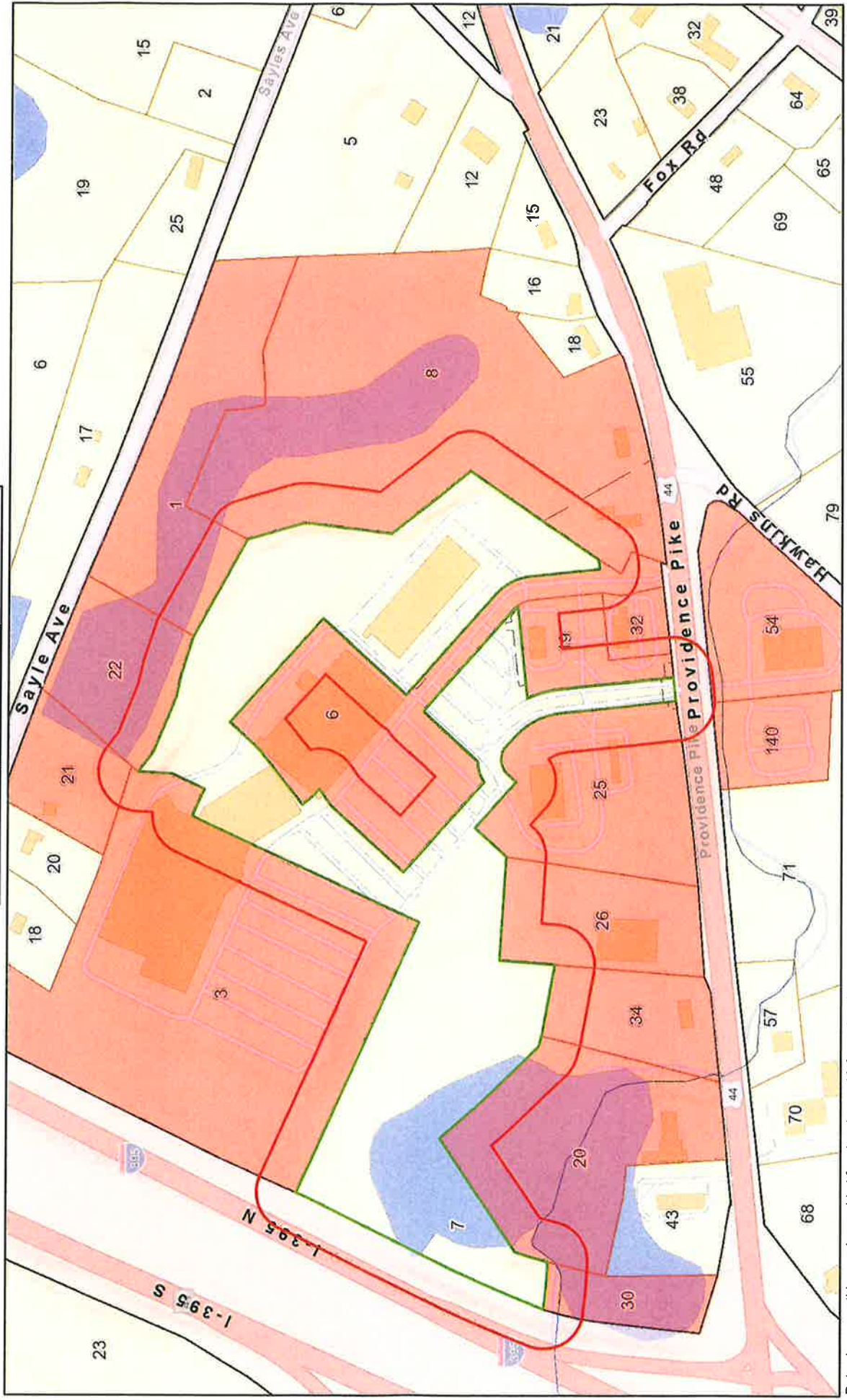
Putnam, CT

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

Page 1 of 2



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

Page 2 of 2

Bruce Fitzback

From: Krupa Shah <krups31@yahoo.com>
Sent: Monday, December 29, 2025 10:17 AM
To: Bruce Fitzback
Subject: Re: Montana Nights Axe throwing- Putnam

Good morning Bruce,

Hope you and your family had a very merry Christmas.
Answers to below questions for Commission

Winter market will be held only during winter months Saturday and Sunday from 10am to 2pm. State Liquor permit is aware and not additional request use required. Vendors do pay fee for use of the space.

Please let us know if any more information is required.

Thank you
Krupa Shah
Montana Nights-Putnam

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Dec 18, 2025 at 10:34 AM, Bruce Fitzback
<Bruce.Fitzback@putnamct.us> wrote:

Krupa,

The planning and zoning meeting last night was continued to next month, I can send an agenda for that meeting with a link to zoom in. You should be there to answer any questions.

The Commission has questions:

Schedule, days of the week and hours?

Liquor Control Permit, is the state aware and is a request for additional use required

Do the vendors pay a fee

Thanks,

Bruce

From: Bruce Fitzback
Sent: Tuesday, December 16, 2025 2:13 PM
To: Krupa Shah <krups31@yahoo.com>
Subject: RE: Montana Nights Axe throwing- Putnam

Here are both agenda's

From: Krupa Shah <krups31@yahoo.com>
Sent: Tuesday, December 16, 2025 1:05 PM
To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Subject: RE: Montana Nights Axe throwing- Putnam

Great! Do you have zoom link to tonights meeting at 7pm.

[Yahoo Mail: Search, Organize, Conquer](#)

On Tue, Dec 16, 2025 at 12:45 PM, Bruce Fitzback

<Bruce.Fitzback@putnamct.us> wrote:

That works

From: Krupa Shah <krups31@yahoo.com>
Sent: Tuesday, December 16, 2025 12:22 PM
To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Subject: RE: Montana Nights Axe throwing- Putnam

Not sure why. How about now. Pictures attached below.

[Yahoo Mail: Search, Organize, Conquer](#)

On Tue, Dec 16, 2025 at 12:18 PM, Bruce Fitzback
<Bruce.Fitzback@putnamct.us> wrote:

Krupa,
I'm not able to open the pictures.
Bruce

From: Krupa Shah <krups31@yahoo.com>
Sent: Tuesday, December 16, 2025 12:14 PM
To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Subject: Montana Nights Axe throwing- Putnam

Good afternoon Bruce,

Hope you are having better day. I apologize
For misunderstandings on winter market. We sincerely thank you and your department for supporting the event. I have attached pictures of market and everything went well. Vendors were very happy with the entire event.

Also can you please send us zoom link for tonight meeting of sign variance for Bounce X

Looking forward for your response.

Thank you
Krupa Shah
Montana Nights-Putnam



[Yahoo Mail: Search, Organize, Conquer](#)