

Zoning Board of Appeals Hybrid Meeting
February 17, 2026, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Continue 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. VOTE REQUIRED

Continue 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. VOTE REQUIRED

Continue 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. VOTE REQUIRED

Public hearing on Appeal # 2025-011 Sixty Providence Street LLC request for a variance from the required rear yard setback of 25' down to 10' 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. VOTE REQUIRED

Public hearing on Appeal # 2026-001 Scott Wojciechowski request for a variance from the required front yard setback of 50' down to 30' for the placement of a Klotter Farm Shed measuring 14' X 28' to line up with the existing driveway. Property is located at 14 Liberty Highway, Town Assessors Map 046, Lot 035, Zoned R-40.

Public hearing on Appeal # 2026-002 John & Laura Williams request for a variance from the required side yard setback of 20' down to 6' at one corner for the construction of a 600 S.F. garage with lean-to to be located off an existing driveway. Property is located at 155 Thompson Avenue, Town Assessors Map 21, Lot 004, Zoned R-40.

Regular Meeting:

Review minutes of the December 16, 2025, meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

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

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

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

Appeal # 2025-011 Sixty Providence Street LLC - Variance – Reduce 25’ rear yard setback down to 10’ for the construction of a 600 sq. ft. wash bay building.

Appeal # 2026-001 Scott Wojciechowski – Variance - Front yard setback of 50’ down to 30’ for the placement of a Klotter Farm Shed measuring 14’ X 28’.
Property is located at 14 Liberty Highway, Town Assessors Map 046, Lot 035, Zoned R-40.

Appeal # 2026-002 John & Laura Williams – Variance - Side yard setback of 20’ down to 6’ at one corner for the construction of a 600 S.F. garage with lean-to to be located off an existing driveway. Property is located at 155 Thompson Avenue, Town Assessors Map 21, Lot 004, Zoned R-40.

Other Business: VOTE REQUIRED

Election of Officers:

Accepting of New Applications for public hearing for the March 17, 2026, meeting.

Adjournment.

ZBA Join Zoom Meeting
<https://us06web.zoom.us/j/89885888161?pwd=gFaaAtbrpflbsV67mkqLbulrnPdIJ0.1>

Meeting ID: 898 8588 8161

Passcode: 4FLFgc

By Phone

929 205 6099 US (New York)

Meeting ID: 898 8588 8161

Passcode: 023233

Find your local number:<https://us06web.zoom.us/j/89885888161?pwd=gFaaAtbrpflbsV67mkqLbulrnPdIJ0.1>

Zoning Board of Appeals Hybrid Meeting Minutes
December 17, 2024, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Joseph Nash-Chairman, Scott Zadora, Marnie Ciquera, Mike Bogdanski, Glenn Godley

Agenda:

Opened public hearing on Appeal # 2024-008 Town of Putnam request for a rear yard variance from the required 20' down to 4' for the construction of a proposed pavilion. Property located at 15 South Main Street, Town Assessors Map 015, Lot 208, Zoned PD. Bruce Fitzback reviewed the plans with the Board. Motion by Scott Zadora to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Opened public hearing on Appeal # 2024-009 Douglas Porter-WBA request for a variance for the front yard from the required 10' down to 0, and rear yard from the required 20' down to 0. Property located at 36 Canal Street, Town Assessors Map 15, Lot 93, Zoned PD. Douglas Porter was present. Bruce Fitzback reviewed the plans with the Board. Mr. Newman, as an abutter and owner of the Shopper's Guide building, expressed concerns regarding the retaining wall located to the rear of his property and its relation to the stability of his property. Douglas Porter stated that he was having an engineering report done once received he would submit to the Board regarding his application. Motion by Marnie Ciquera to waive the fee for the change in application, second by Glenn Godley. ALL WERE IN FAVOR. Motion by Marnie Ciquera to continue the public hearing to January 21, 2025, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the October 15, 2024 meeting.

Motion by Mike Bogdanski to accept the minutes, second by Glenn Godley. Joseph Nash, Scott Zadora, Mike Bogdanski and Glenn Godley voted in favor. Marnie Ciquera abstained as she was not present at the meeting.

Correspondence: None

Public Participation:

New Business:

Appeal # 2024-008 Town of Putnam - 15 South Main Street - Rear yard variance of 16 feet.

Motion by Mike Bogdanski to approve, second by Marnie Ciquera. ALL WERE IN FAVOR

Appeal # 2024-009 Douglas Porter, WBA - 16 Pomfret Street- Front yard variance of 10 feet & Rear yard.
variance of 20 feet.

Motion by Mike Bogdanski to table, second by Marnie Ciquera. ALL WERE IN FAVOR.

Other Business:

Meeting schedule 2025

Motion by Mike Bogdanski to hold the meetings on the third Wednesday of the month at 7:00 P.M.,
second by Glenn Godley. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing for the January 21, 2025 meeting. None

Motion by Mike Bogdanski to adjourn at 7:30 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Board and will be placed on their next
meeting agenda.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10-9-25

FEE: \$160.00 ~~210.00~~

Amount Check #

146 *JK*

- ____ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
____ CERTIFICATE OF APPROVAL OF LOCATION
____ APPEAL FROM THE DECISION OF THE ZONING AGENT

1.) NAME OF APPLICANT: DERIK GAGNON derik_gagnon@hotmail.com
ADDRESS & TELEPHONE NO. 188 SABIN ST. PUTNAM. 860.428.0182

2.) OWNER OF LAND DERIK GAGNON
ADDRESS 188 SABIN ST. PUTNAM

3.) PREMISES LOCATED AT: MAP 10 LOT 83 STREET CARD NO. _____

4.) ZONE R10 AREA OF LOT 0.61AC FRONTAGE 262.77'

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

SECTION 607-EXCAVATION, B. EXEMPTIONS
2. ... PROVIDED THAT LESS THAN 1500 CUBIC YARDS IS DISTURBED
OR REMOVED.
REQUEST TO VARY 1500 CUBIC YARDS TO 5,000 CUBIC YARDS.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____


SIGNATURE OF APPLICANT

10.9.25
DATE

Neighbor List for 188 Sabin St

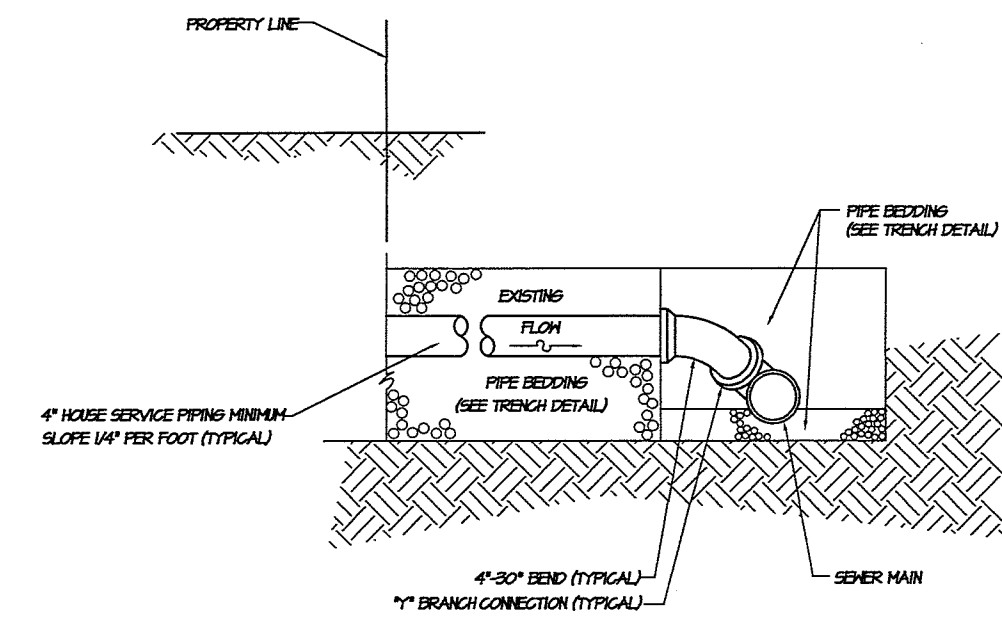
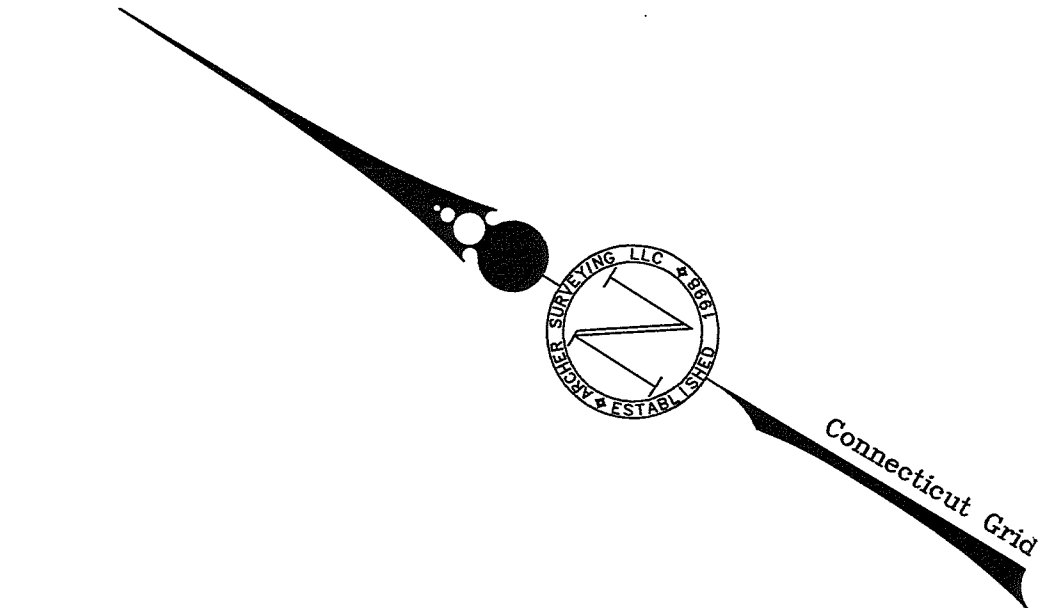
Joseph Wright – 200 Sabin St, Putnam

Michael Vandt – 433 E. Thompson Rd, Thompson

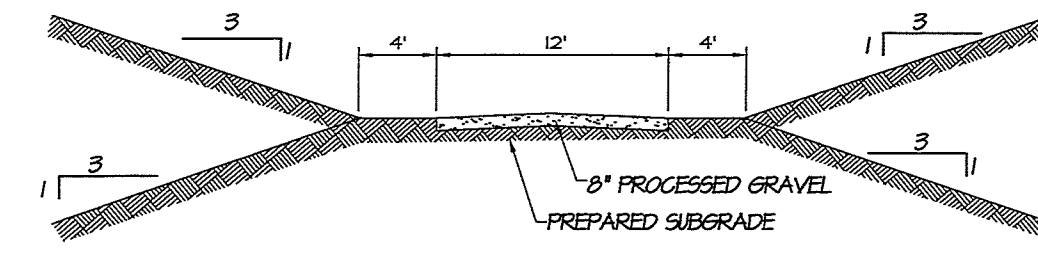
Robert Ward – 51 Underwood Rd, Putnam

Benjamin Mateus – 41 Underwood Rd, Putnam

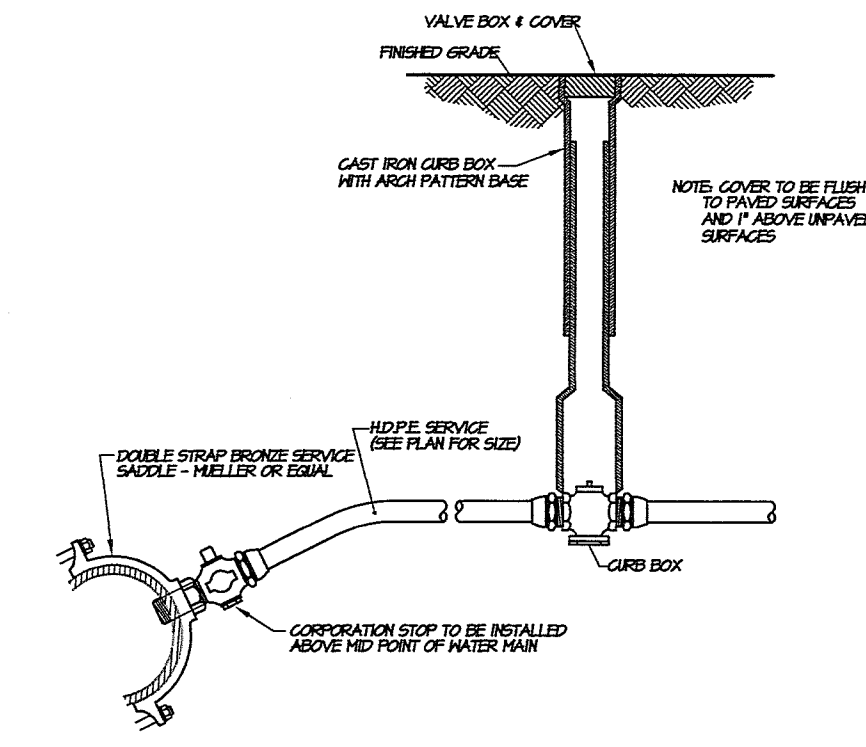
Putnam Baptist Homes Inc. (Little River Acres) – PO Box 499
Dayville, CT 06241



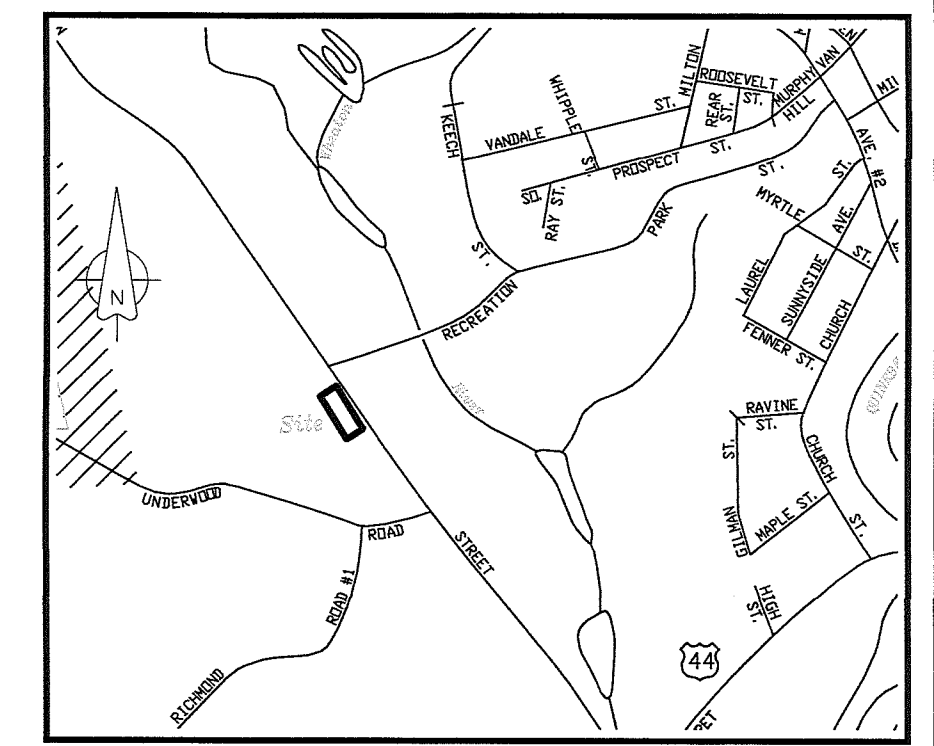
SEWER CONNECTION DETAIL
NOT TO SCALE



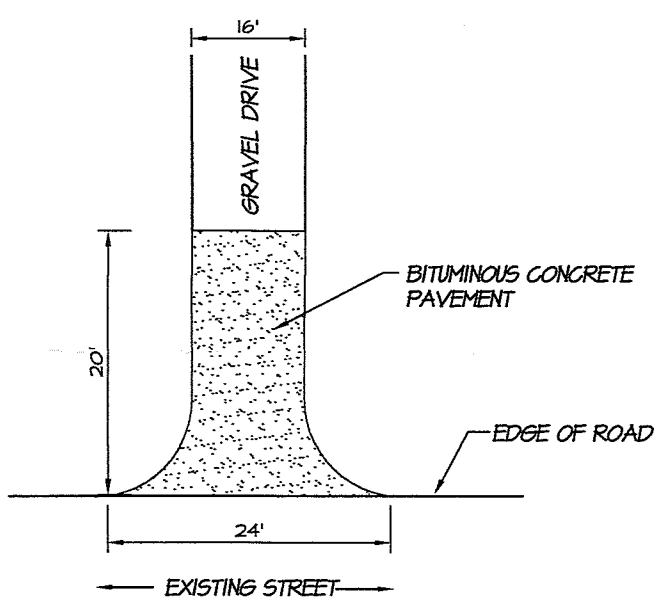
GRAVEL DRIVE DETAIL
NOT TO SCALE



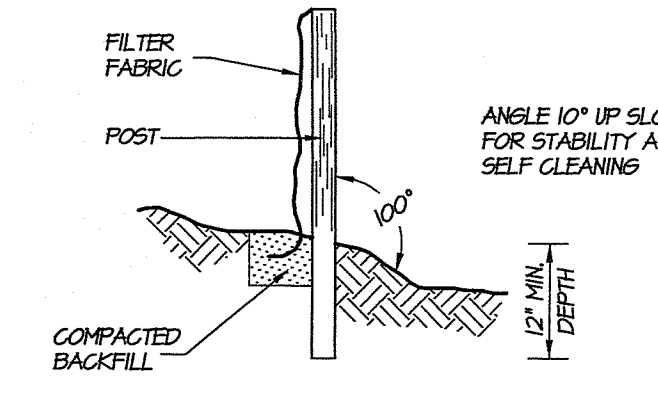
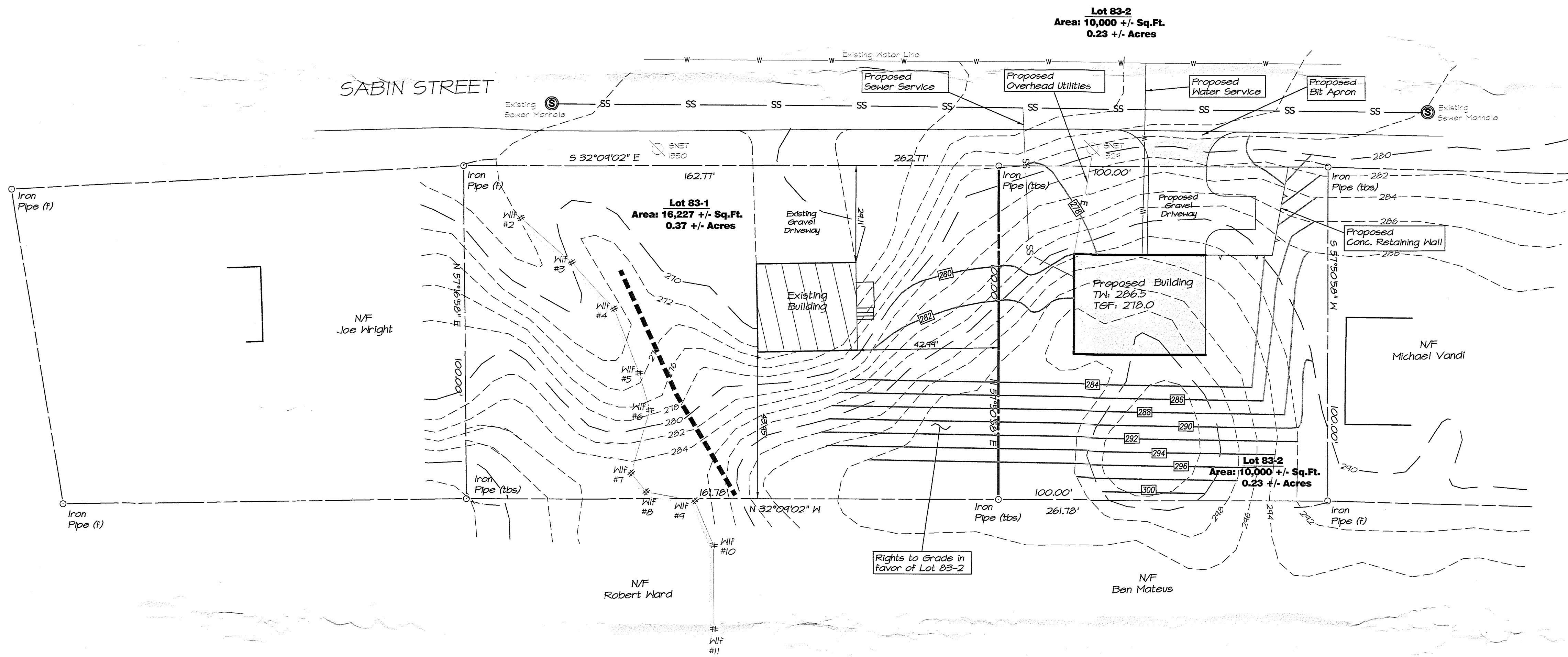
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



Location Map
SCALE
1" = 1000 FT



PAVED APRON
NOT TO SCALE



SILT FENCE
NOT TO SCALE

KWP associates
18 Providence Road, Brooklyn, Connecticut
DAVID A. SMITH, P.E. 09/22/2025
NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief, this map is substantially correct as noted hereon.
Paul M. Archer, Surveyor
No certification is expressed or implied in this map bears the embossed seal of the land surveyor.

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Site Development Plan
 - Boundary Determination: Resurvey
 - Intent: Site Development
- Parcels shown as Lot 83 on Assessors Tax Map 10 of the Putnam Assessors Office
- Property is served by Public Water & Sewer
- North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.
- Wetlands was delineated by Joseph Theroux, and field located by Archer Surveying LLC
- Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System
- Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval = 2', Vertical Datum = Approx. NAVD88.

MAP REFERENCE:

1. Division of Property, First Time Split, Prepared for Derik Gagnon, 188 Sabin Street, Putnam, Connecticut, Date: January 2025, Prepared by: Archer Surveying LLC

LEGEND

- PROPERTY LINE
- STONEWALL
- SILT FENCE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT

REVISIONS	
DATE	DESCRIPTION
09/22/25	Misc.

Site Development Plan

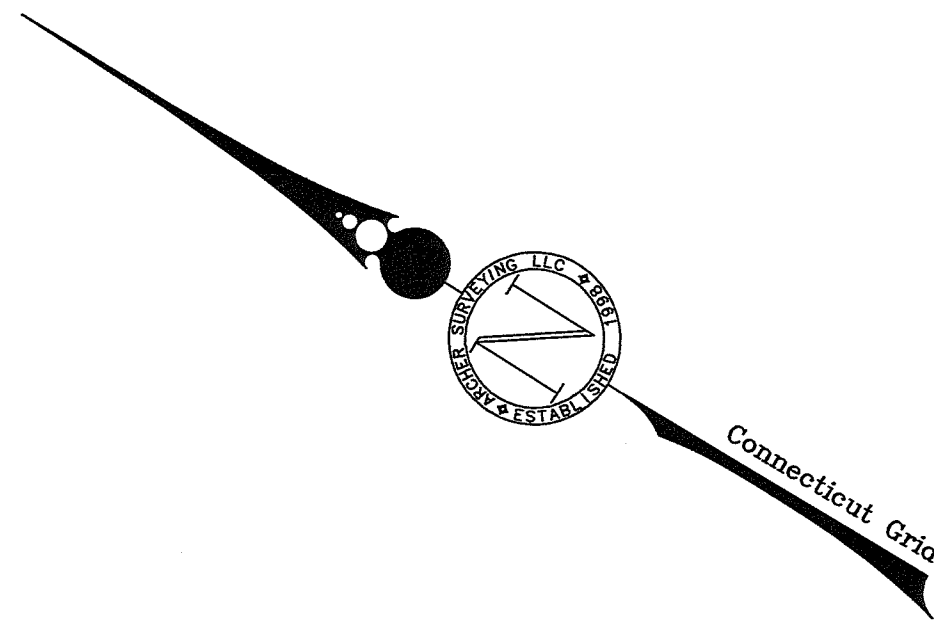
Prepared For:
Derik Gagnon
188 Sabin Street
Putnam, Connecticut

DRAWING SCALE: 1"=20'

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

LOUIS J. SOJA, JR.
LAND SURVEYOR

Sheet No. 1 OF 1 Project No. 2431 Date: July 22, 2025

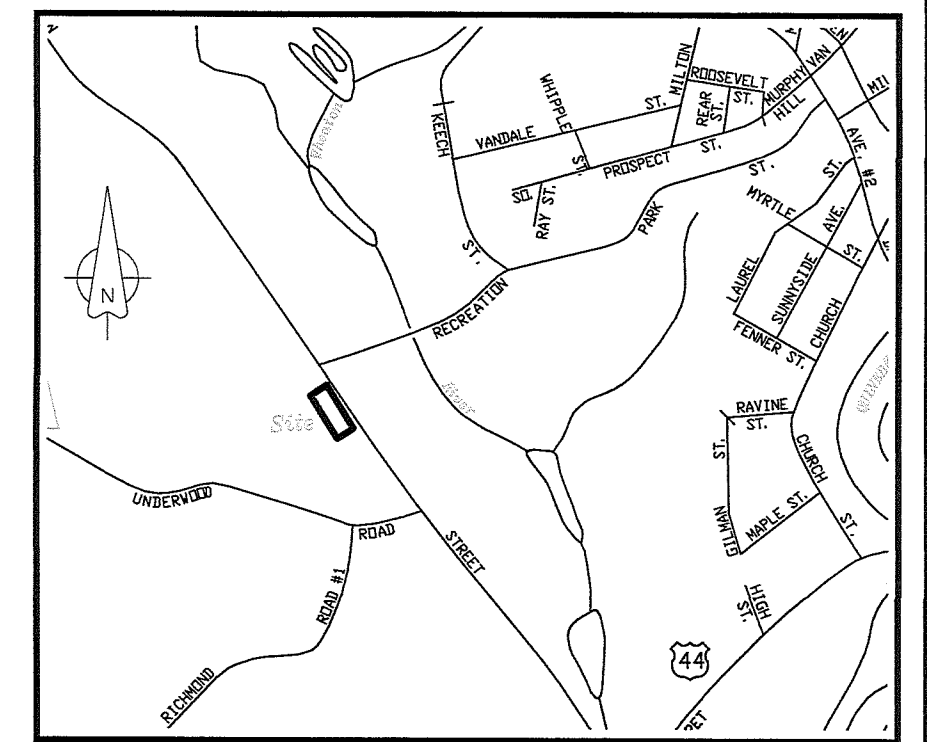


Parcel History
Subdivision Established: June 15, 1956

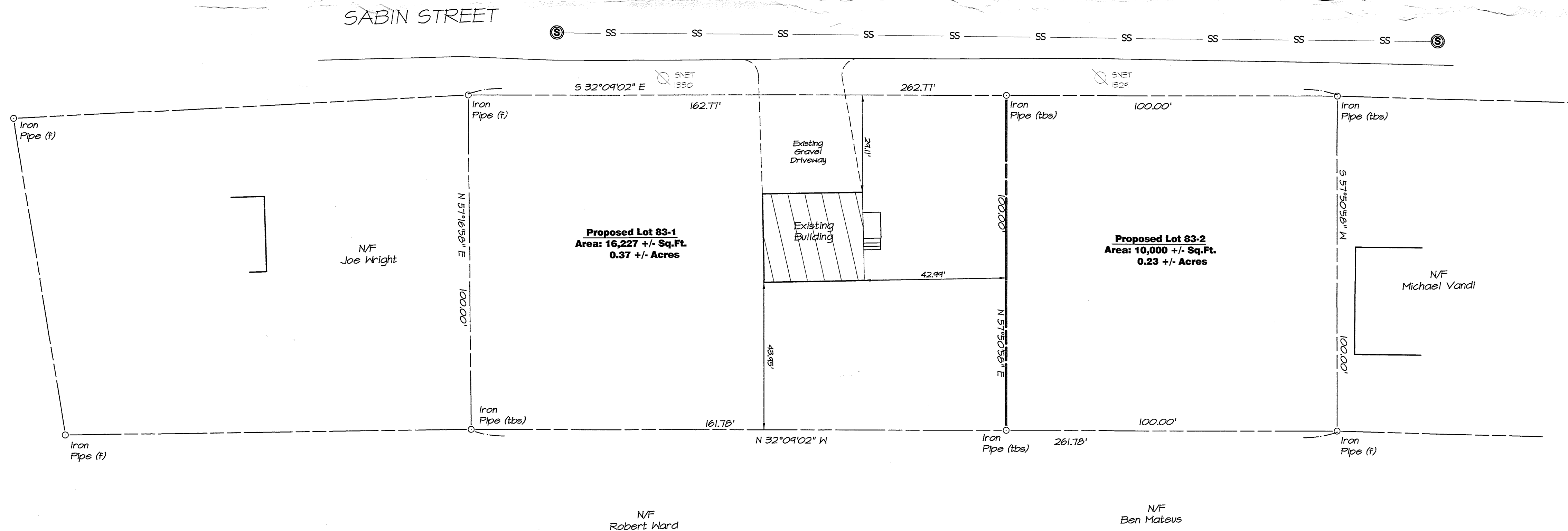
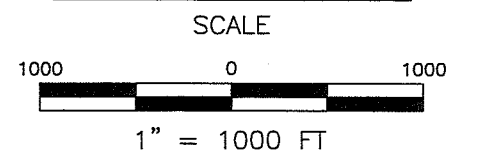
Grantor	Grantee	Date	Vol. / Pg
Walter J. Ruckl, Jr	Derik J. Gagnon	April 15, 2019	826 / 125
Est. Lillian Ruckl	Walter J. Ruckl	Dec. 15, 2015	T11 / 210
Est. Walter Ruckl	Lillian Ruckl	Sept. 5, 1996	295 / 200
Beatrice Wilbur Aldine Cole	Walter & Lillian Ruckl	June 28, 1956	63 / 514
Est. Mary Morse	Beatrice Wilbur Aldine Cole	Aug. 15, 1939	44 / 458

Zoning Table
Zone: R-10

	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Size	10,000 Sq. Ft.	14,784 Sq. Ft.	11,788 +/- Sq. Ft.
Frontage	90'	144.89'	117.88'
Front Setback	25'	29.11'	-
Side Setback	20'	20.17'	-
Rear Setback	25'	43.95'	-



Location Map



To my knowledge and belief, this map is substantially correct as noted hereon.

[Signature]
Paul M. Archer, Commission No. 70013
02/24/2025

No certification is expressed or implied by this map bears the embossed seal of the land surveyor whose signature appears hereon.

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Existing Conditions Survey
 - Boundary Determination: Resurvey
 - Intent: Depict Existing Conditions with Respect to Property Lines
- Parcels shown as Lot 83 on Assessors Tax Map 10 of the Putnam Assessors Office
- Property is served by Public Water & Sewer
- North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SEWER LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	IRON PIN
	DRILL HOLE
	PROPERTY POINT
	UTILITY POLE

REVISIONS	
DATE	DESCRIPTION

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

LOUIS J. SOJA, JR.
LAND SURVEYOR AND PLANNER

Sheet No. 1 of 1 Project No. 2431 Date: January 30, 2025

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2025-008

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 11.17.2025
FEE: 160.00 20536
Amount Check #

 APPLICATION FOR SPECIAL EXCEPTION
✓ VARIANCE FROM THE ZONING ORDINANCE (AMENDED)*
 CERTIFICATE OF APPROVAL OF LOCATION
 APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Sukpaseuth Phongsa and Khamphanh Phongsa
ADDRESS & TELEPHONE NO. 15 Wolf Den Drive, Pomfret, CT 06259
- 2.) OWNER OF LAND Same as applicant
ADDRESS Same as applicant
- 3.) PREMISES LOCATED AT: MAP 26 LOT 67 STREET CARD NO. 2487
- 4.) ZONE HC AREA OF LOT 3.00 acre FRONTAGE 120 ft.

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

Applicant is seeking to remove the single family dwelling and detached two car garage currently on the site and erect a restaurant and grocery store roughly on the same site as the existing buildings. The site previously had street access to Route 44 over Brookside Drive but Brookside Drive has been discontinued by the town; accordingly the new building would be served by a dedicated driveway coming out directly on Route 44. The proposed use is permitted in the Highway Commercial Zone as of right pursuant to Putnam Zoning Regulations Sect. 304, Table III; however 33 parking spaces would be required. After further review and consideration the applicant, by making changes to his original plan, is able to provide 22 spaces but further increase in that number is impossible due to: the preexisting configuration of the lot, a required storm-water system and the discontinuance of Brookside Drive.

Therefore, the applicant seeks the following variances:

1. Regulations Article VI, Sect. 601 et seq., required parking spaces: reduce from 33 to 22.
2. Regulations Article VI, Sect. 601(C), setback of parking access from property line: reduce from 5 feet to approximately 2 feet.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Sukpaseuth and Khamphanh Phongsa

By Ernest J. Cotnoir 11/17/2025

SIGNATURE OF APPLICANT DATE
Ernest J. Cotnoir, Their Attorney

SIGNATURE OF CHAIRMAN _____

*Addition of second variance request. All other provisions of original application are incorporated and remain unchanged.



November 3, 2025

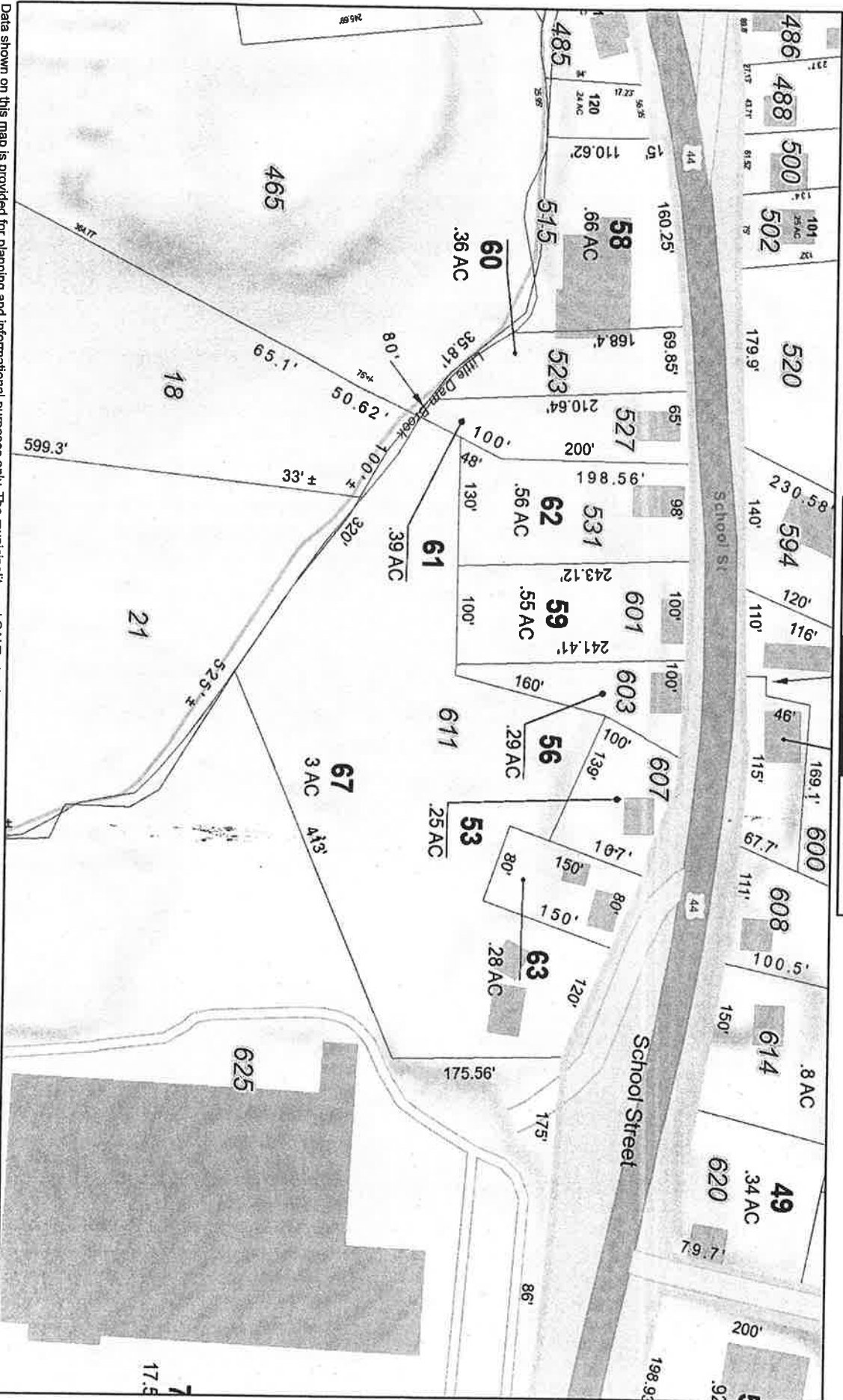
Putnam, CT

1 inch = 141 Feet



CAI Technologies
Precision Mapping. Aerial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER				SUPPLEMENTAL DATA				CURRENT ASSESSMENT				
PHONGSA SUKPASEUTH & KHAMPHANH L				Alt Prcd ID	104/034-00	490	X	Description	Code	Appraised	Assessed	6116 PUTNAM, CT
15 WOLF DEN RD				Survey		ECZ		RES.	100	158,200	110,700	
				Traffic	HEAVY	NBHD Gro	3	RES.	100	57,500	40,200	
				Census	9031	NHBD	TOWN	RES.	100	5,500	3,900	
				District	2	Unsold Co						
POMFRET CT				GIS ID	026-067	Assoc Pld#						VISION
									Total	221,200	154,800	

RECORD OF OWNERSHIP										VOL/PAGE		SALE DATE		QU/VI		SALE PRICE		VC								
PHONGSA SUKPASEUTH & KHAMPHANH L										859	774	10-24-2023	U	—	250,000	25	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
611 SCHOOL STREET LLC										0487	0148	08-09-2004	U	—	240,000	00	2024		100	110,700	2024	100	110,700	2023	100	72,400
MISIASZEK HENRY										0487	0145	08-09-2004	U	—	1	29	100		100	40,200	100	40,200	100	31,300		
THOMPSON KAREN M										0485	0052	07-22-2004	U	—	1	29	100		100	3,900	100	3,900	100	3,400		
MISIASZEK HENRY										0082	0318	02-01-1968	U	—	0		Total		154,800		Total		154,800		Total	

This signature acknowledges a visit by a Data Collector or Assessor

OWNERSHIP NOTES											APPRAISED VALUE SUMMARY										
REFERENCE NUMBER											Appraised Building Value										
DEAD END SECTION											Appraised Extra Features Value										
WHITE											Appraised Outbuilding Value										
OLD WINDOWS W/ STORM											Appraised Land Value										
NEED MAINTENANCE											Valuation Method										
'16 BP10462 ELECT. WORK											Total Appraised Parcel Value										
											221,200										

BUILDING PERMITS											VISIT HISTORY			
Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Cd	Purpose/Result				
							05-15-2024	VA	30	Field Review				
							02-12-2014	SS	00	Meas. & Listed				
							07-17-2013	JS	02	2nd List Attempt				
							07-10-2013	JS	12	Measure & List Attempt-No one h				
							06-05-2008	LK	00	Meas. & Listed				
							04-25-2008	MM	12	Measure & List Attempt-No one h				
							02-07-2008	AD	12	Measure & List Attempt-No one h				

Building #	Use Code	Description	Land Units	Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment	Land Value
1	1-1	1-Family	1.000 AC	52,500.00	52,500.00	1.00000	5	1.00	0035	0.950	1.0000	49,900
1	1-1	1-Family	2.000 AC	4,000.00	4,000.00	1.00000	0	1.00	0035	0.950	1.0000	7,600
Parcel Total Land Area				3.00								
											Total Land Value	57,500



100 feet Abutters List Report

Putnam, CT
November 03, 2025

Subject Property:

Parcel Number: 026-067
CAMA Number: 026-067-000
Property Address: 611 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
15 WOLF DEN RD
POMFRET, CT 06259

Abutters:

Parcel Number: 008-142
CAMA Number: 008-142-C00
Property Address: 465 SCHOOL ST

Mailing Address: HOMES AT SCHOOL LLC
305 BUTLERTOWN ROAD
OAKDALE, CT 06370

Parcel Number: 026-053
CAMA Number: 026-053-000
Property Address: 607 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
15 WOLF DEN RD
POMFRET, CT 06259

Parcel Number: 026-056
CAMA Number: 026-056-000
Property Address: 603 SCHOOL ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
15 WOLF DEN DRIVE
POMFRET, CT 06259

Parcel Number: 026-059
CAMA Number: 026-059-000
Property Address: 601 SCHOOL ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
15 WOLF DEN DR
POMFRET CTR, CT 06259

Parcel Number: 026-060
CAMA Number: 026-060-000
Property Address: 523 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-061
CAMA Number: 026-061-000
Property Address: 527 SCHOOL ST

Mailing Address: BASTOS CARLOS & NELIA
455 RIVERSIDE DR
N GROS, CT 06255

Parcel Number: 026-062
CAMA Number: 026-062-000
Property Address: 531 SCHOOL ST

Mailing Address: BENJAMIN EVA & CARINE AARON
531 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-063
CAMA Number: 026-063-000
Property Address: 609 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
15 WOLF DEN RD
POMFRET, CT 06259

Parcel Number: 026-072
CAMA Number: 026-072-000
Property Address: 625 SCHOOL ST

Mailing Address: PUTNAM ACQUISITION LIMITED
PARTNERSHIP C/O WS ASSET
MANAGEMENT
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467

Parcel Number: 026-075
CAMA Number: 026-075-000
Property Address: 21 SHIPPEE WOODS DR

Mailing Address: MAUER JEANINE C LU
21 SHIPPEE WOODS DR
PUTNAM, CT 06260



www.cai-tech.com

11/3/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



100 feet Abutters List Report

Putnam, CT
November 03, 2025

Parcel Number: 026-078
CAMA Number: 026-078-000
Property Address: 18 SHIPPEE WOODS DR

Mailing Address: MAINE CHRISTINE A
18 SHIPPEE WOODS DR
PUTNAM, CT 06260



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/3/2025

Page 2 of 2

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

MAHER AND COTNOIR
ATTORNEYS AT LAW
KEYBANK BUILDING
163 PROVIDENCE STREET
PUTNAM, CT 06260

KEYBANK
163 PROVIDENCE STREET
PUTNAM, CT 06260

51-7044/2223

20536

11/4/2025

PAY TO THE ORDER OF Town of Putnam

One Hundred Sixty and 00/100

**160.00

\$



COPY

DOLLARS

MEMO

Phongsa, appl fee

FOR NEW / MADE
PIECES WITH HPI

NP

⑈020536⑈ ⑆222370440⑆ 01 90 35993⑈

**SITE DEVELOPMENT PLAN
FOR
PROPOSED GROCERY STORE
AND RESTAURANT**

611 SCHOOL STREET - PUTNAM CT

DATED: JUNE 16, 2025

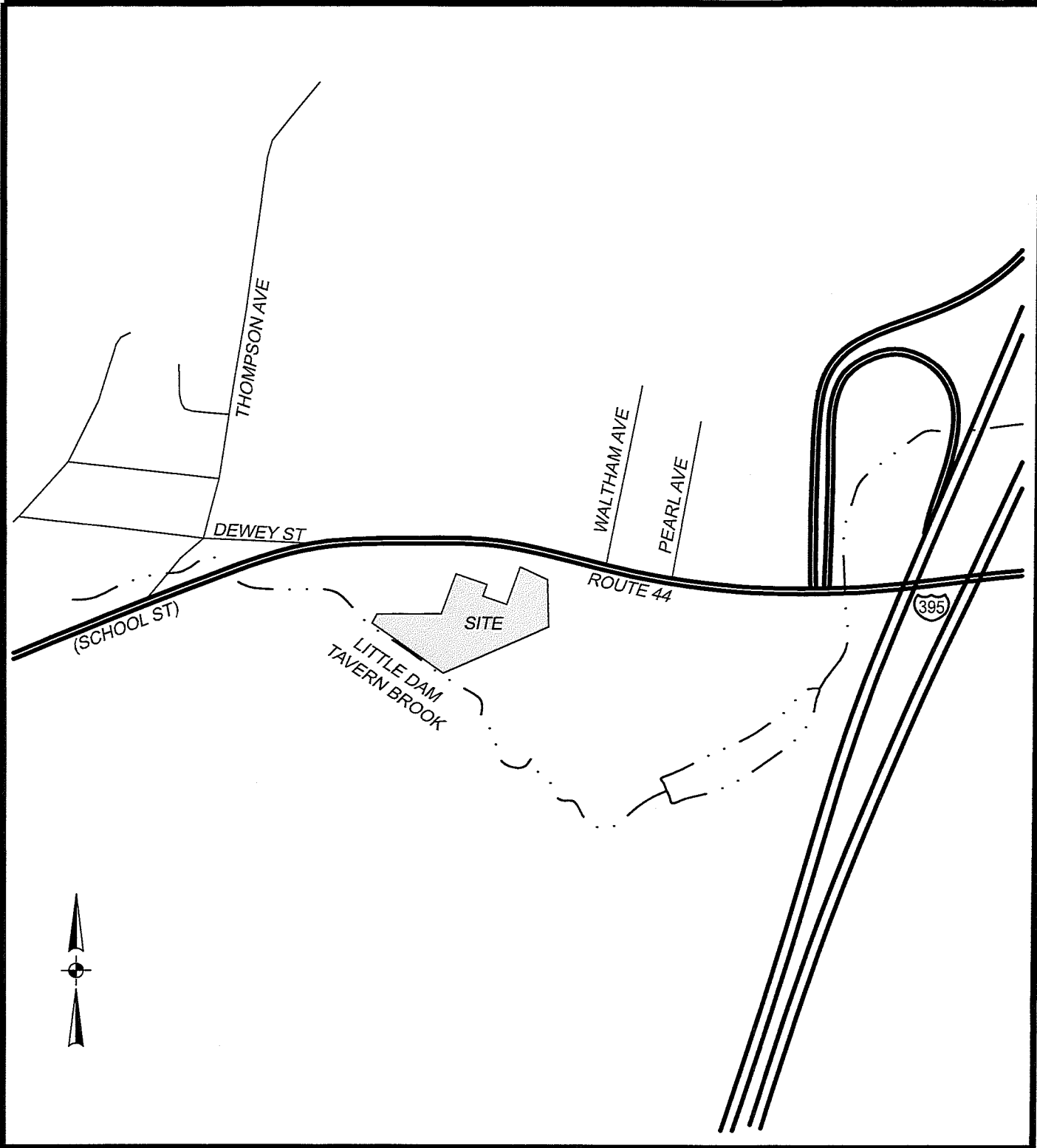
REVISED: JULY 14, 2025

OWNER AND APPLICANT:

SUKPASEUTH &
KHAMPHANH PHONGSA
15 WOLF DEN ROAD,
POMFRET CT, 06259

INDEX OF DRAWINGS

- | | |
|---|--------------------------|
| 1 | COVER |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | SITE DEVELOPMENT PLAN |
| 4 | NOTES AND DETAILS |
| 5 | CONSTRUCTION DETAILS |



LOCATION MAP
1" = 500'

ZONING COMPLIANCE

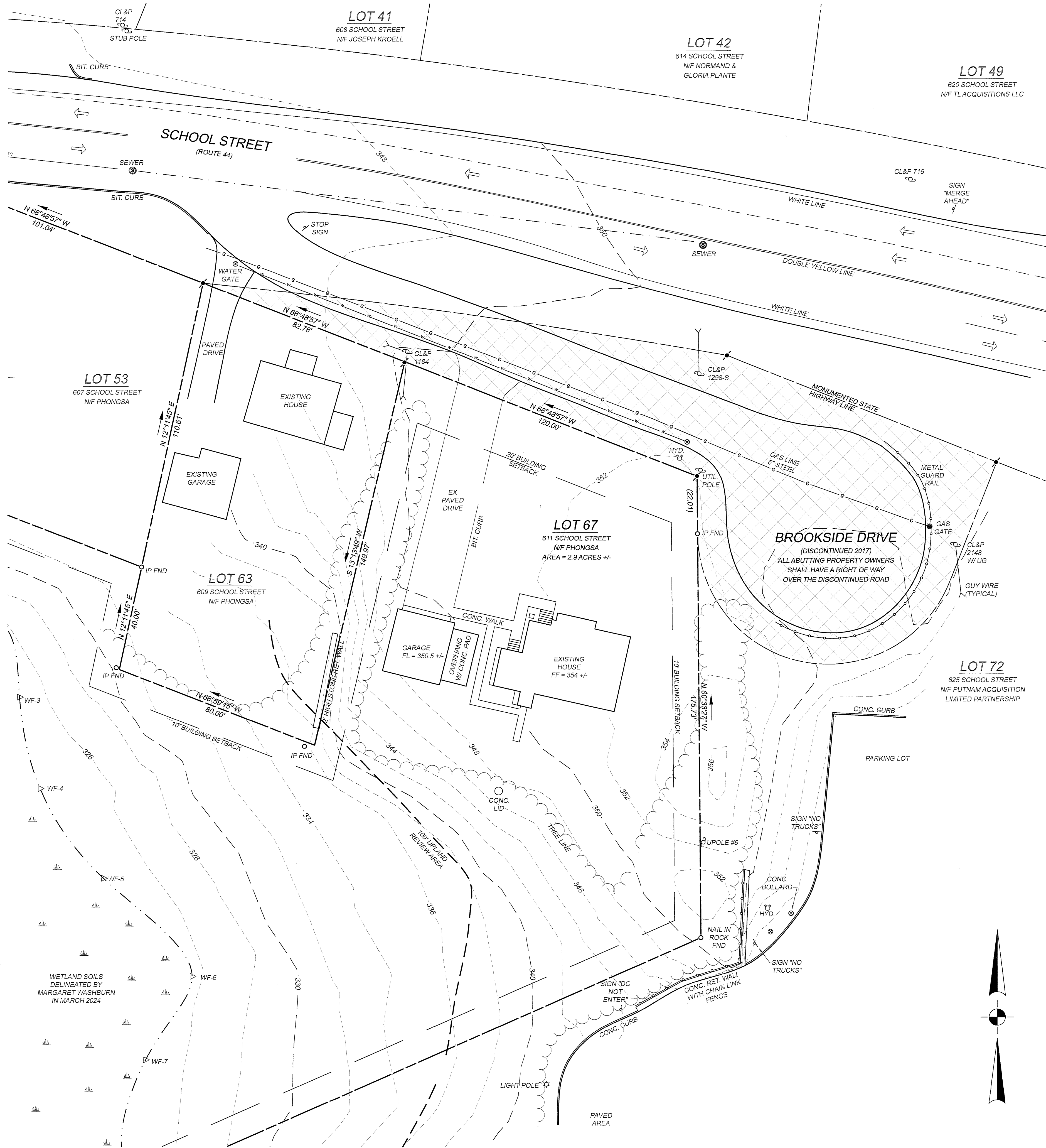
ZONE: HIGHWAY COMMERCIAL DISTRICT

ITEM	REQUIRED	PROVIDED
FRONTAGE	60 FEET	125 FEET
LOT COVERAGE	<40%	15%
FRONT SETBACK	20 FEET	63 FEET
SIDE SETBACK	10 FEET	23 FEET
REAR SETBACK	20 FEET	68 FEET
LOT SIZE	10,000 SF	125,270 SF
HEIGHT	35 FEET	< 35 FEET
PARKING	18 SPACES	23 SPACES

TOWN OF PUTNAM RECEIVED FOR RECORDING				PERMIT APPROVED PUTNAM ZONING COMMISSION				PERMIT APPROVED INLAND WETLAND COMMISSION			
TOWN CLERK	DATE	TIME	MAP #	CHAIRMAN	DATE	CHAIRMAN	DATE	CHAIRMAN	DATE	CHAIRMAN	DATE



J&D SITE
DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: PROPERTY SURVEY & TOPOGRAPHIC

ACCURACY: CLASS A2, CLASS T2

BOUNDARY DETERMINATION CATEGORY: RESURVEY

PURPOSE: TO OBTAIN PERMITS FOR CONSTRUCTION

2. REFERENCE PLANS:

(A) "PARKING IMPROVEMENTS FOR 601, 603, AND 604 SCHOOL STREET, PUTNAM CT FOR KHAMPHANH PHONGSA" BY CLA ENGINEERS INC. REVISED THROUGH MAY 25, 2023. NOT ON FILE.

(B) "PLAN OF LAND OWNED BY RAYMOND VIGEANT & MARIE VIGEANT, PUTNAM CT." BY GILBERT PERRY CE. DATED NOVE 12, 1975, SCALE 1" = 40', ON FILE AS MAP #577.

(C) "COMPILED PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF PUTNAM ACQUISITION LIMITED PARTNERSHIP, 625 SCHOOL STREET, PUTNAM CT." BY ARTHUR MASTRONICOLA JR LS, DATED MAY 2012, ON FILE AS MAP #1507.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

DANIEL BLANCHETTE 7/16/25 31338
DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 53

ZONING INFORMATION:
ZONE: HC - WITH SEWERS
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE
- EROSION CONTROL DEVICES

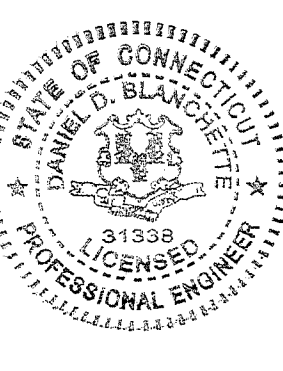
SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67



J&D SITE DESIGNS L.L.C.
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM

0' 20' 40' 60'
GRAPHIC BAR SCALE

JOB NO: 25016 SCALE: 1" = 20'
DATE: JUNE 16, 2025 SHEET: 2 OF 5
REVISIONS: JULY 14, 2025 TOWN COMMENTS

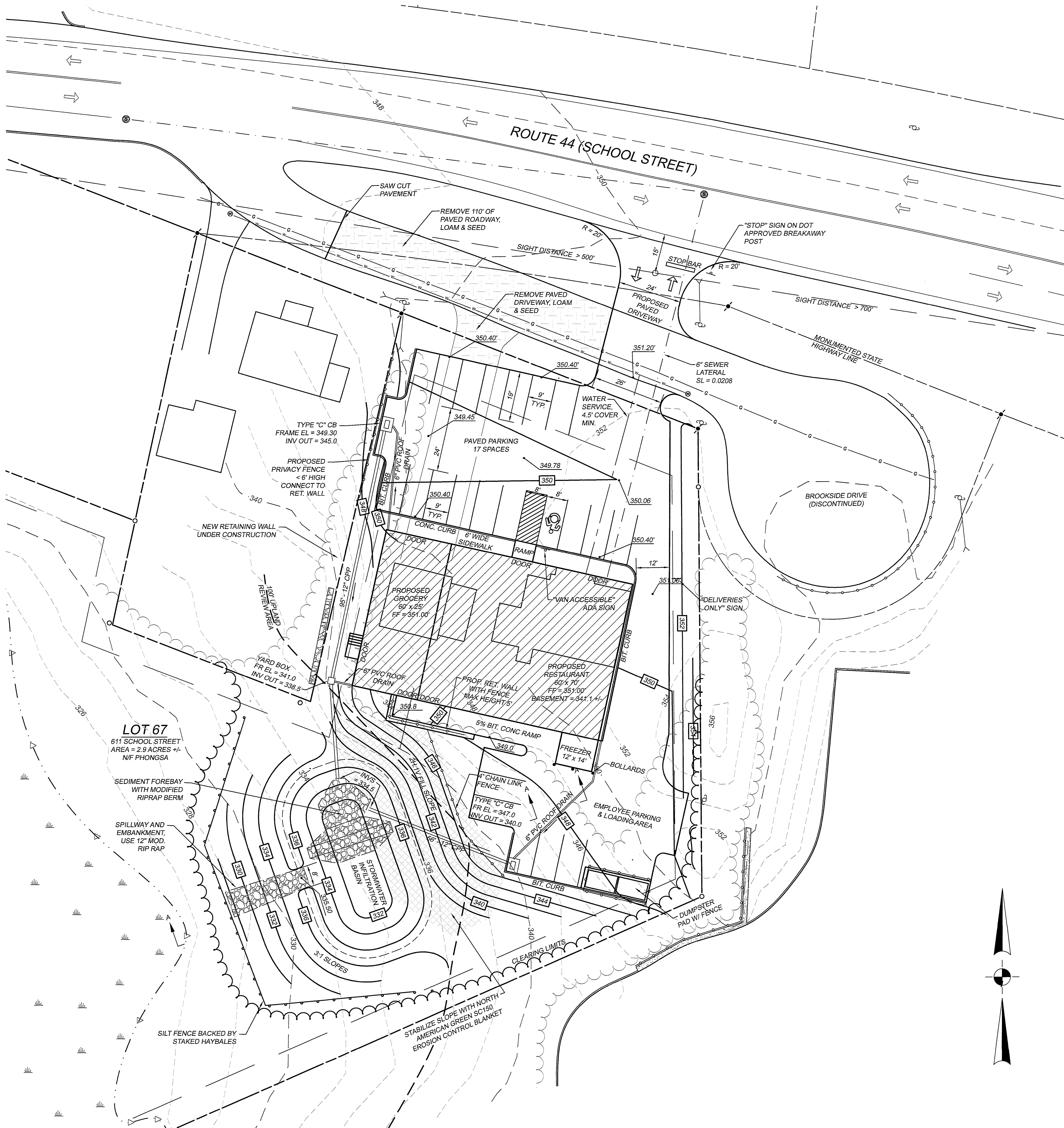


SIGNAGE

THE APPLICANT SHALL REMOVE THE TWO SIGNS FROM THE EXISTING RESTAURANT AT 604 SCHOOL STREET. AND INSTALL THEM ON THE PROPOSED BUILDING. NO FREE STANDING SIGNS SHALL BE INSTALLED.

LIGHTING

NO FREE STANDING LIGHTS ARE PROPOSED. ALL LIGHTING SHALL BE MOUNTED ON THE BUILDING. LIGHTING SHALL BE DOWNCAST AND SHIELDED AND COMPLY WITH ALL RELEVANT ZONING REGULATIONS, INCLUDING NO LIGHT TRESPASS GREATER THAN 0.1 FOOT CANDLES TOWARDS ADJACENT RESIDENTIAL PROPERTIES.



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: PROPERTY SURVEY & TOPOGRAPHIC

ACCURACY: CLASS A2, CLASS T2

BOUNDARY DETERMINATION CATEGORY: RESURVEY

PURPOSE: TO OBTAIN PERMITS FOR CONSTRUCTION

2. REFERENCE PLANS:
(A) "PARKING IMPROVEMENTS FOR 601, 603, AND 604 SCHOOL STREET, PUTNAM CT FOR KHAMPHANH PHONGSA," BY CLA ENGINEERS INC. REVISED THROUGH MAY 25, 2023. NOT ON FILE.
(B) "PLAN OF LAND OWNED BY RAYMOND VIGEANT & MARIE VIGEANT, PUTNAM CT." BY GILBERT PERRY CE. DATED NOVE 12, 1975, SCALE 1" = 40', ON FILE AS MAP #577.
(C) "COMPILED PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF PUTNAM ACQUISITION LIMITED PARTNERSHIP, 625 SCHOOL STREET, PUTNAM CT." BY ARTHUR MASTRONICOLA JR LS, DATED MAY 2012, ON FILE AS MAP #1507.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DANIEL BLANCHETTE 7/14/25 31338
DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 53

ZONING INFORMATION:
ZONE: HC - WITH SEWERS
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE
- EROSION CONTROL DEVICES
- LEACHING TRENCH
- TEST PIT

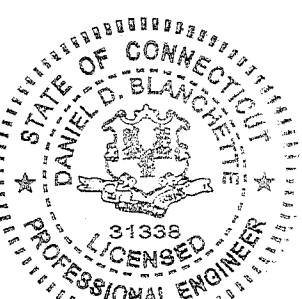
SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67

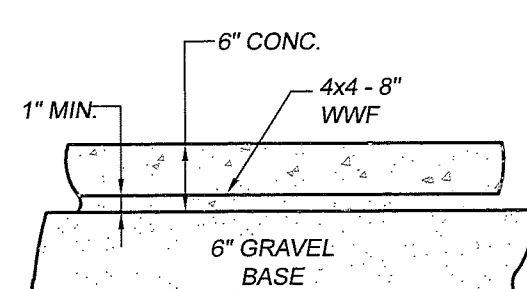
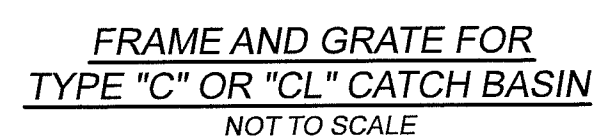


J&D SITE DESIGNS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM

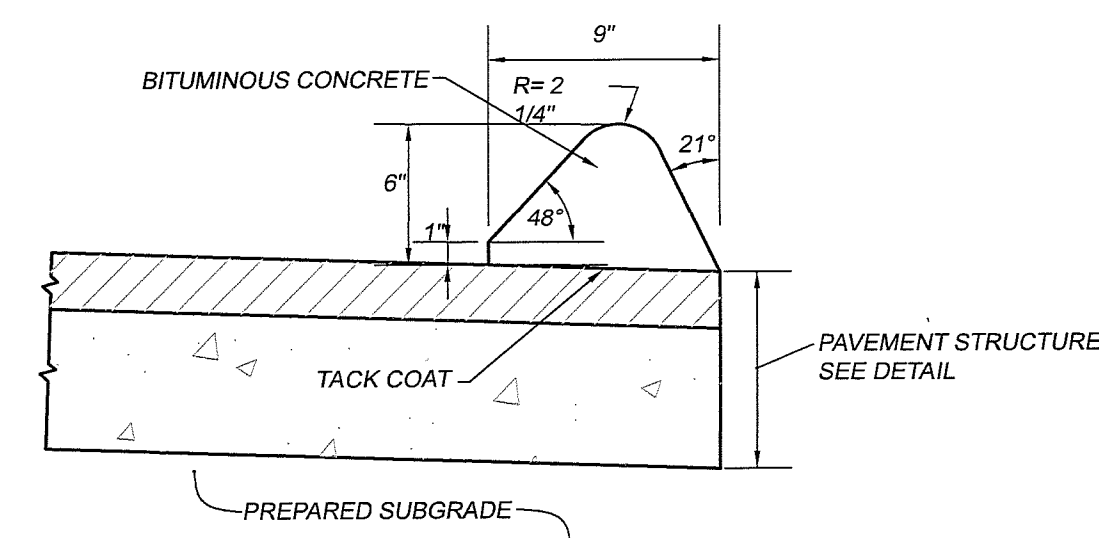


JOB NO: 25016 SCALE: 1" = 20'
DATE: JUNE 16, 2025 SHEET: 3 OF 5
REVISIONS: JULY 14, 2025 TOWN COMMENTS

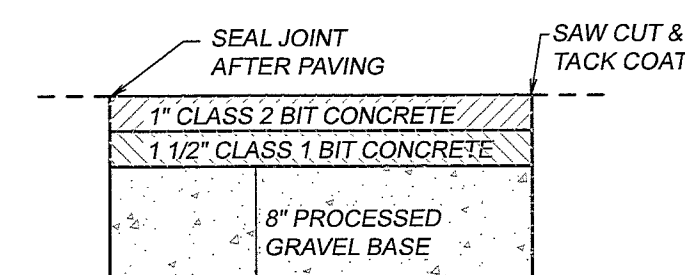
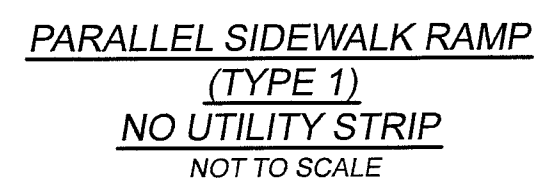




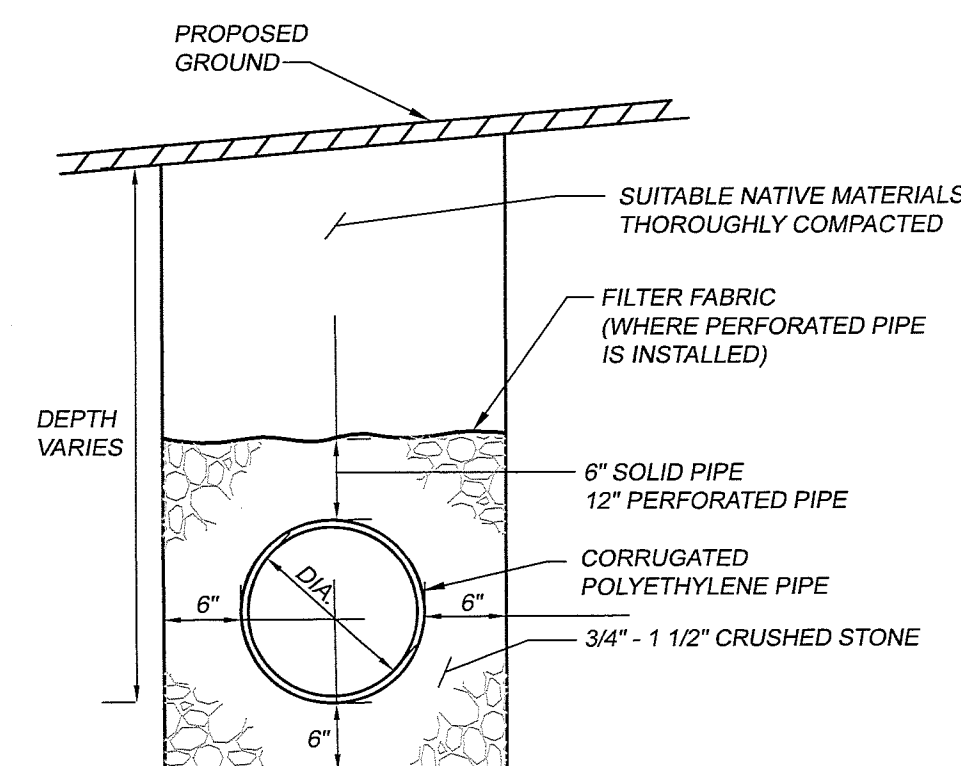
DUMPSTER PAD DETAIL
N.T.S.



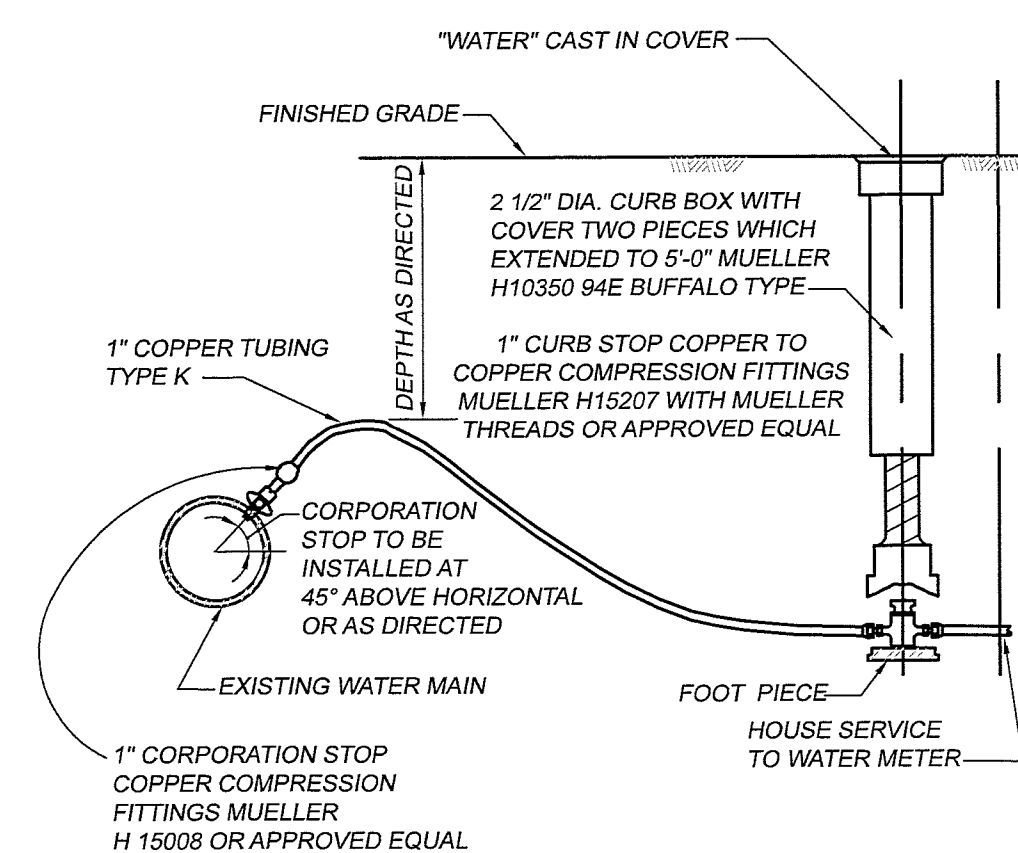
BITUMINOUS CONCRETE LIP CURBING DETAIL
NOT TO SCALE



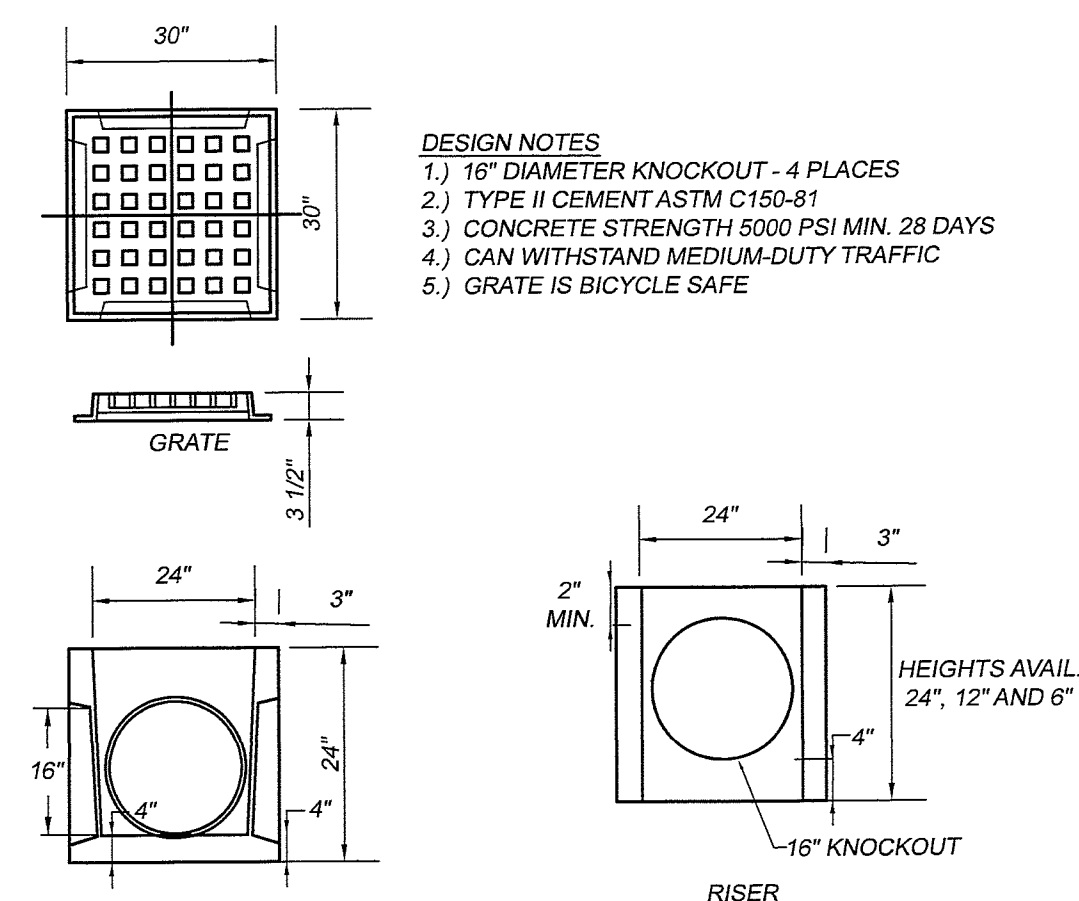
BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



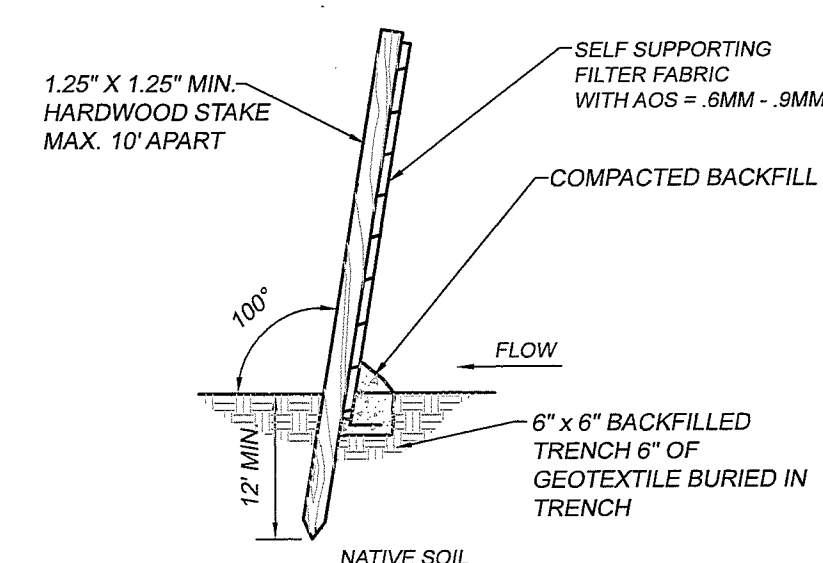
CPP DRAINAGE PIPE
INSTALLATION DETAIL
NOT TO SCALE



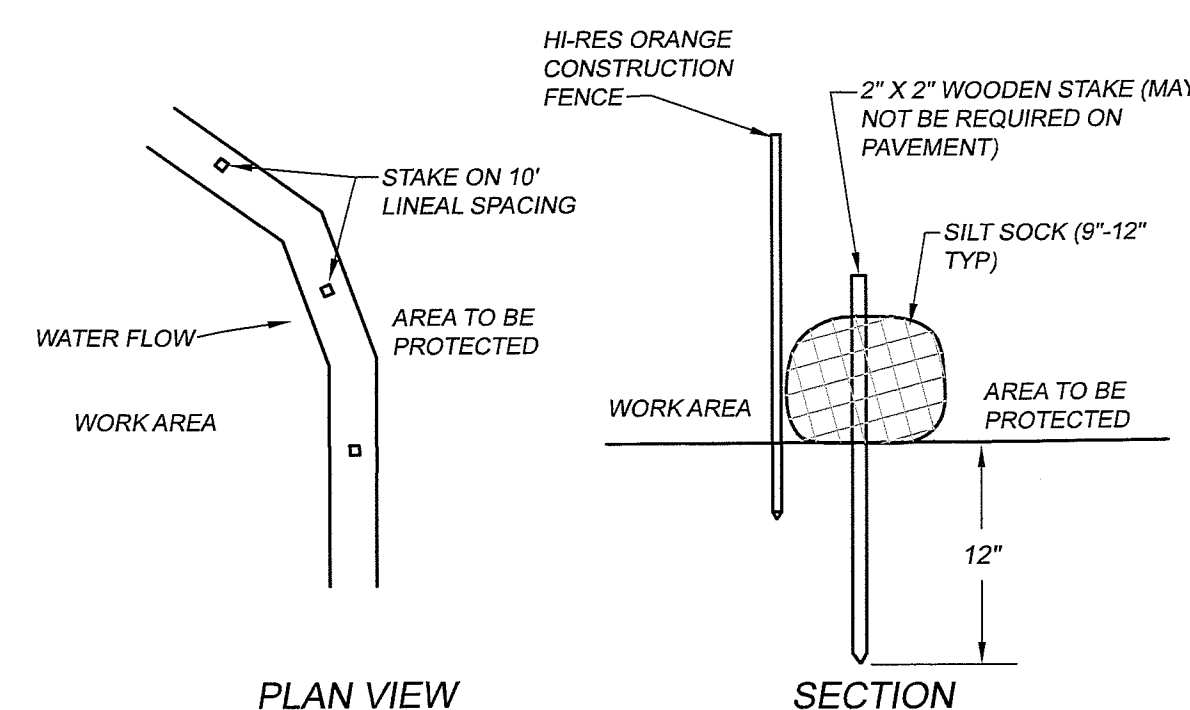
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



24" x 24" YARD BOX
NOT TO SCALE



SILT FENCE INSTALLATION
NOT TO SCALE



SILT SOCK DETAIL
NOT TO SCALE

1. LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND FIELD VERIFY THE LOCATION, DEPTH AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.
2. CONSTRUCTION SHALL BE IN CONFORMANCE WITH CONNDOT FORM 818 UNLESS OTHERWISE NOTED ON THE PLANS. UTILITY INSTALLATION SHALL BE IN CONFORMANCE WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
4. TYPICAL DETAILS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY SUBMIT PROPOSALS FOR ALTERNATE METHODS TO SUIT FIELD CONDITIONS.
5. BENCHMARKS HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN LAYING OUT THE PROJECT. THE BENCHMARKS ARE CLEARLY LABELED ON THE PLAN WITH THEIR ELEVATIONS. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL PROTECT BENCHMARKS, PROPERTY CORNERS AND SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. ANY SUCH ITEMS WHICH NEED TO BE REPLACED SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. A SPILL KIT SHALL BE KEPT ON SITE AT ALL TIMES. THE SPILL KIT SHALL BE LOCATED NEAR THE CENTER OF THE SITE.

THE ANTICIPATED START DATE FOR THE PROJECT IS THE FALL OF 2025, AND THE FINISH DATE IS THE FALL OF 2026

1. CLEAR TREES AS INDICATED BY THE SITE PLANS.
2. INSTALL PERIMETER EROSION CONTROLS AS INDICATED BY THE SITE PLANS.
3. CONTACT THE WEO TO INSPECT EROSION CONTROLS PRIOR TO ANY CONSTRUCTION.
4. DEMOLISH EXISTING BUILDINGS AND REMOVE FROM SITE.
5. STRIP TOPSOIL AND STOCKPILE IN APPROPRIATE LOCATIONS.
6. REMOVE STUMPS AND SHRED OR STOCKPILE.
7. EXCAVATE ROUGH CUTS AND FILLS.
8. CONSTRUCT DRIVEWAYS AND BUILDINGS
9. INSTALL WATER AND SEWER CONNECTIONS, DRAINAGE PIPES, AND UTILITIES
10. CONSTRUCT RETAINING WALL.
11. PERFORM FINE GRADING AND LANDSCAPING.
12. PAVE DRIVEWAYS.
13. REMOVE EROSION CONTROLS UPON SITE STABILIZATION.

1. KEEP LAND DISTURBANCE TO A MINIMUM - THE MORE LAND THAT IS IN VEGETATIVE COVER, THE MORE SURFACE WATER WILL INFILTRATE INTO THE SOIL, THUS MINIMIZING STORMWATER RUNOFF AND POTENTIAL EROSION. KEEPING LAND DISTURBANCE TO A MINIMUM NOT ONLY INVOLVES MINIMIZING THE EXTENT OF EXPOSURE AT AN ONE TIME, BUT ALSO THE DURATION OF EXPOSURE.
2. PHASE CONSTRUCTION SO THAT AREAS WHICH ARE ACTIVELY BEING DEVELOPED AT ANY ONE TIME ARE MINIMIZED AND ONLY THAT AREA UNDER CONSTRUCTION IS EXPOSED. CLEAR ONLY THOSE AREAS ESSENTIAL FOR CONSTRUCTION.
3. SEQUENCE THE CONSTRUCTION OF STORM DRAINAGE SYSTEMS SO THAT THEY ARE OPERATIONAL AS SOON AS POSSIBLE DURING CONSTRUCTION. ENSURE ALL OUTLETS ARE STABLE BEFORE OUTLETTING STORM DRAINAGE FLOW INTO THEM.
4. SCHEDULE CONSTRUCTION SO THAT FINAL GRADING AND STABILIZATION IS COMPLETED AS SOON AS POSSIBLE.

1. USE DIVERSIONS, STONE DIKES, SILT FENCES AND SIMILAR MEASURES TO BREAK FLOW LINES AND DISSIPATE STORM WATER ENERGY.
2. AVOID DIVERTING ONE DRAINAGE SYSTEM INTO ANOTHER WITHOUT CALCULATING THE POTENTIAL FOR DOWNSTREAM FLOODING OR EROSION.
3. CLEAN RUNOFF SHOULD BE KEPT SEPARATED FROM SEDIMENT LADEN WATER AND SHOULD NOT BE DIRECTED TO ANY OFF-SITE LOCATIONS WITHOUT ADDITIONAL CONTROLS. ADDITIONALLY, PREVENT THE MIXING OF CLEAN OFF-SITE GENERATED RUNOFF WITH SEDIMENT LADEN RUNOFF GENERATED ON-SITE UNTIL AFTER ADEQUATE INFILTRATION OF ON-SITE WATERS HAS OCCURRED.

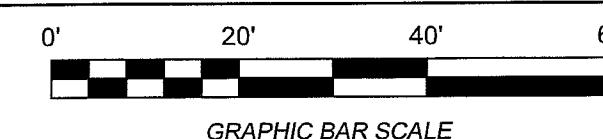
1. *DO NOT RELY EXCLUSIVELY ON PERIMETER EROSION CONTROL DEVICES.*
2. *CONTROL EROSION AND SEDIMENTATION BY INSTALLING INTERNAL EROSION CONTROL IN THE SMALLEST DRAINAGE AREA POSSIBLE.*
3. *DIRECT RUNOFF FROM SMALL DISTURBED AREAS TO ADJOINING UNDISTURBED VEGETATED AREAS.*
4. *CONCENTRATED RUNOFF SHOULD BE CONVEYED TO SEDIMENT TRAPS OR BASINS AND STABLE OUTLETS USING RIP RAPPED CHANNELS, STORM DRAINS OR SIMILAR MEASURES.*

1. ALL PROPOSED WORK SHALL CONFORM TO "2023 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.
2. SEDIMENT TRAPS SHALL BE INSTALLED AS RECOMMENDED IN THE 2023 CT E&S GUIDELINES. EACH SEDIMENT TRAP SIZING IS BASED UPON CONTAINING 134 CY PER ACRE OF DRAINAGE AREA, HALF OF WHICH SHALL BE WET STORAGE.
3. 2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
4. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH A MINIMUM OF 6" LOAM AND SEEDED WITH PERENNIAL GRASSES AS SPECIFIED FOR THE PROJECT. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDED AREA WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SEEDING DATES ARE TO BE BETWEEN APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU OCTOBER
6. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
8. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

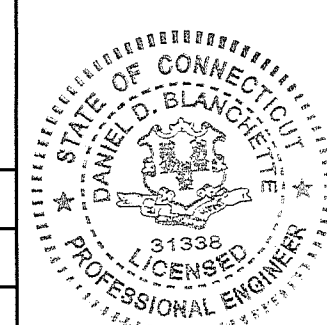
NOTES AND DETAILS
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67

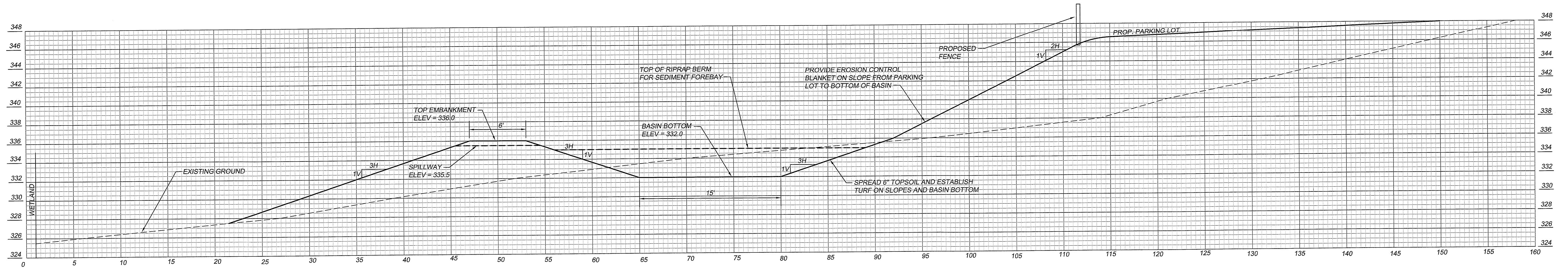


**J&D SITE
DESIGNS LLC**
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM

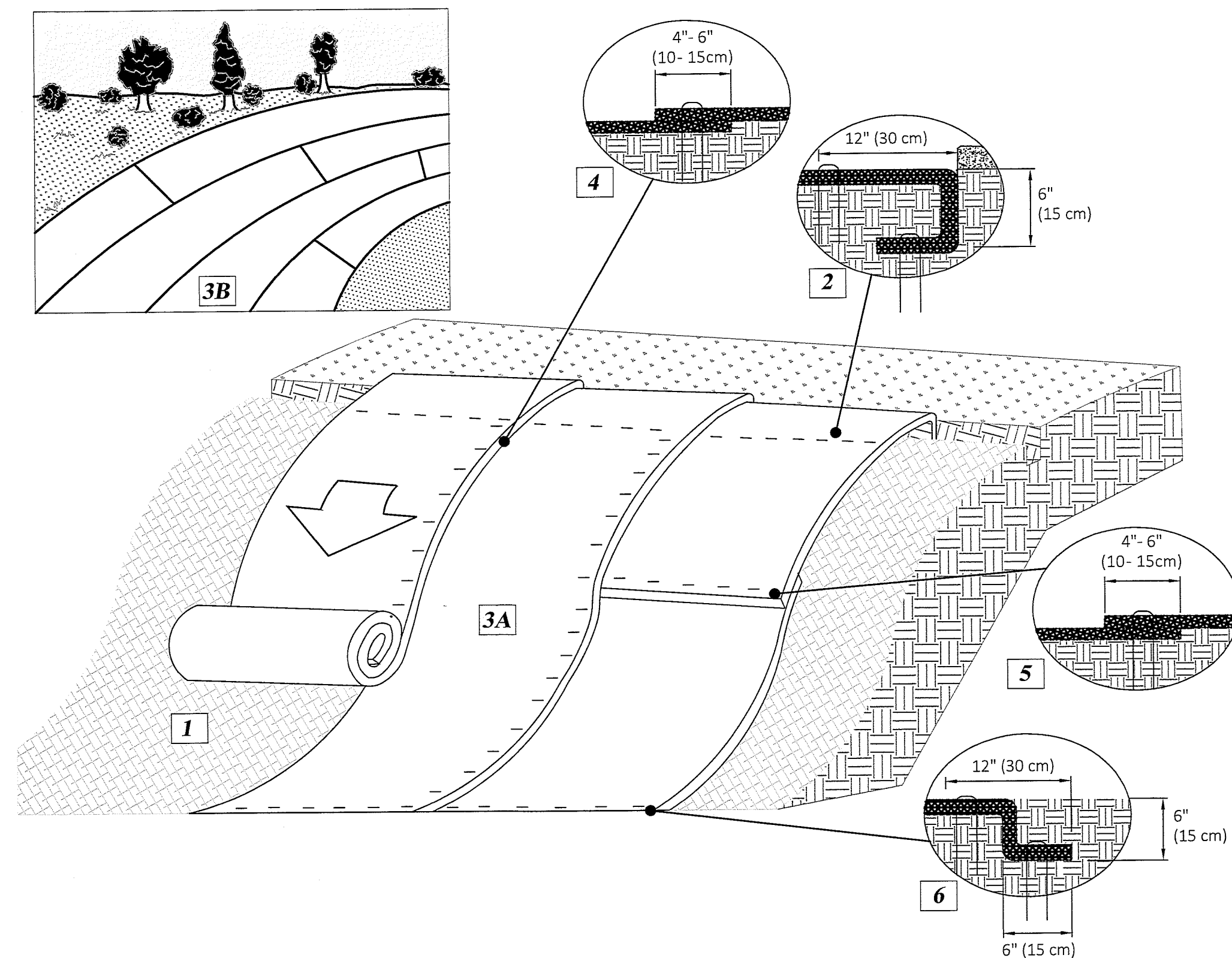
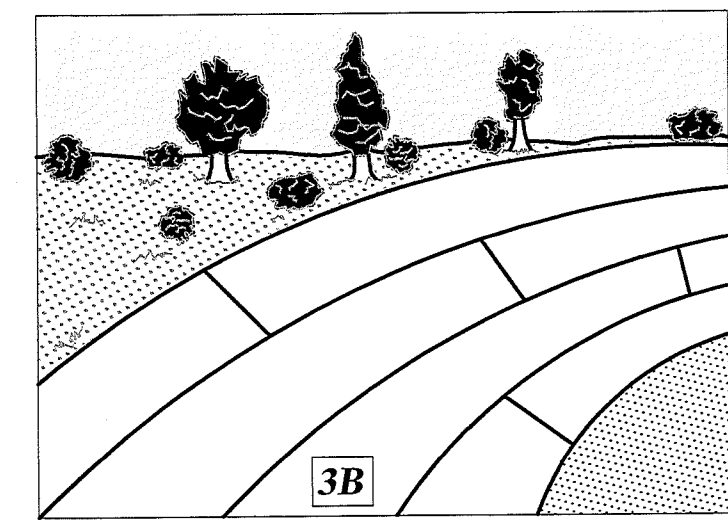


JOB NO: 25016	SCALE: AS NOTED
DATE: JUNE 16, 2025	SHEET: 4 OF 5
REVISIONS: JULY 14, 2025 TOWN COMMENTS	





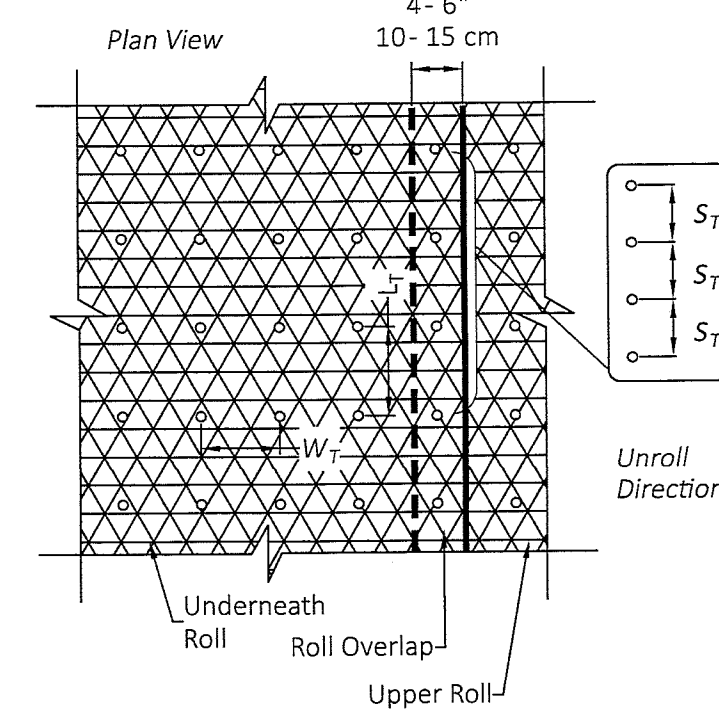
STORMWATER INFILTRATION BASIN SECTION A-A
1" = 5'



Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced at S_T apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECBs should utilize Staple Pattern C, TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S_T if exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may be used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

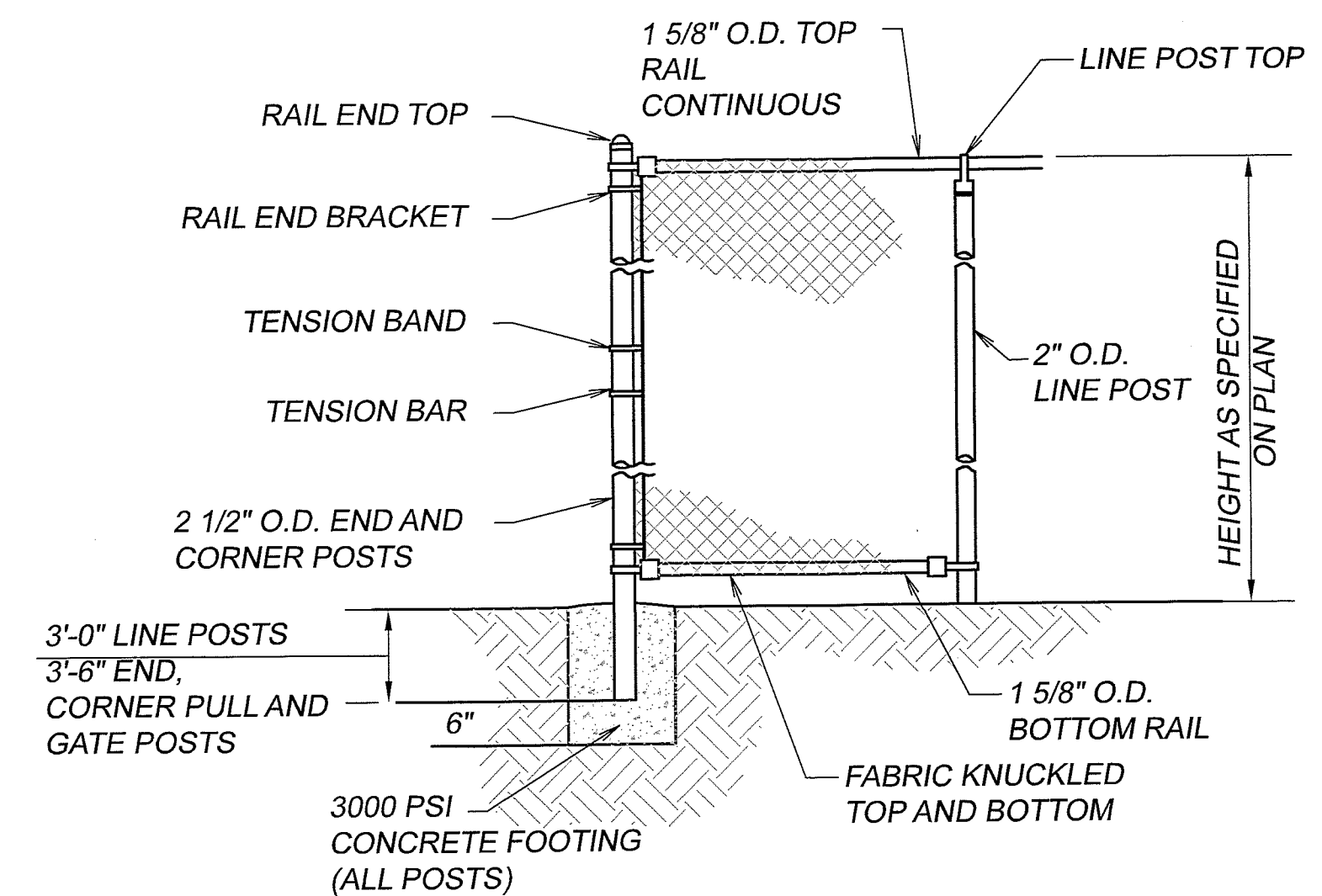
Staple Pattern Guide



Pin / Staple / Twist Pin, as appropriate for field conditions

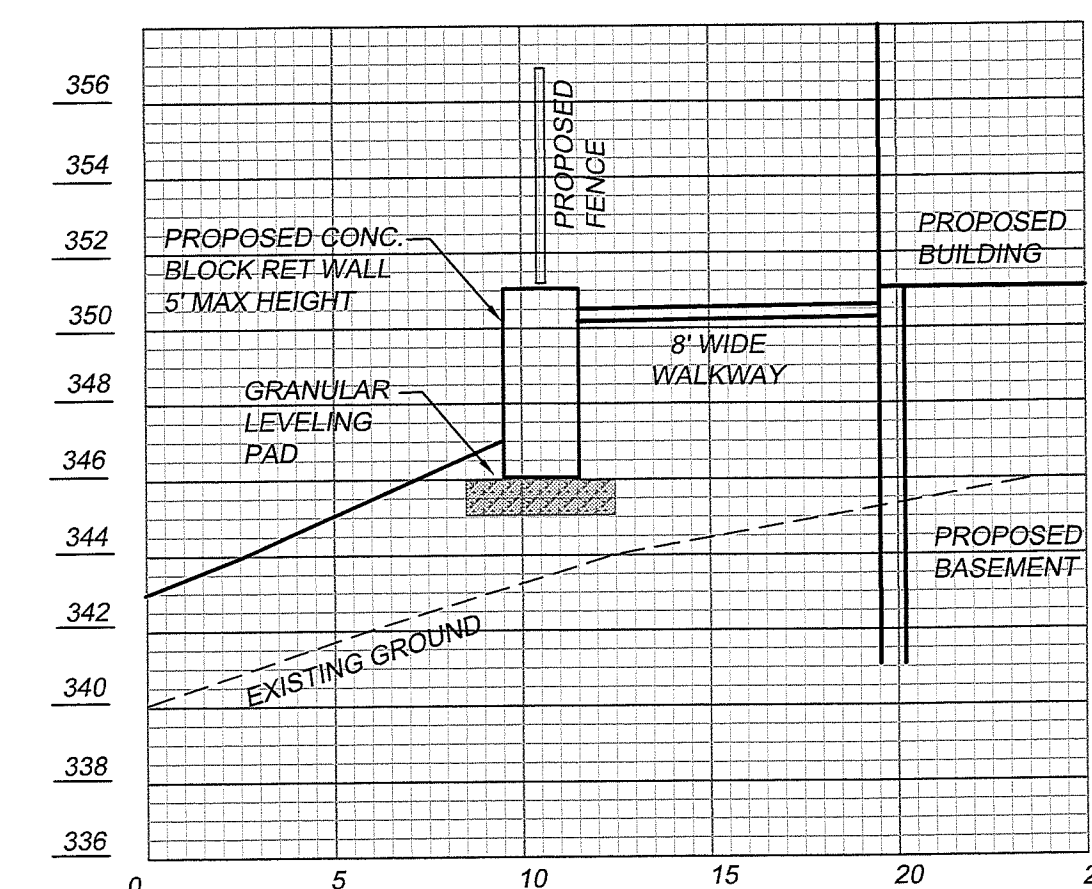
Dimension	Staple Pattern	
	C	D
W_T	30" (75 cm)	24" (60 cm)
L_T	30" (75 cm)	20" (50 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.



NOTE: ALL COMPONENTS SHALL HAVE BLACK EPOXY COATING

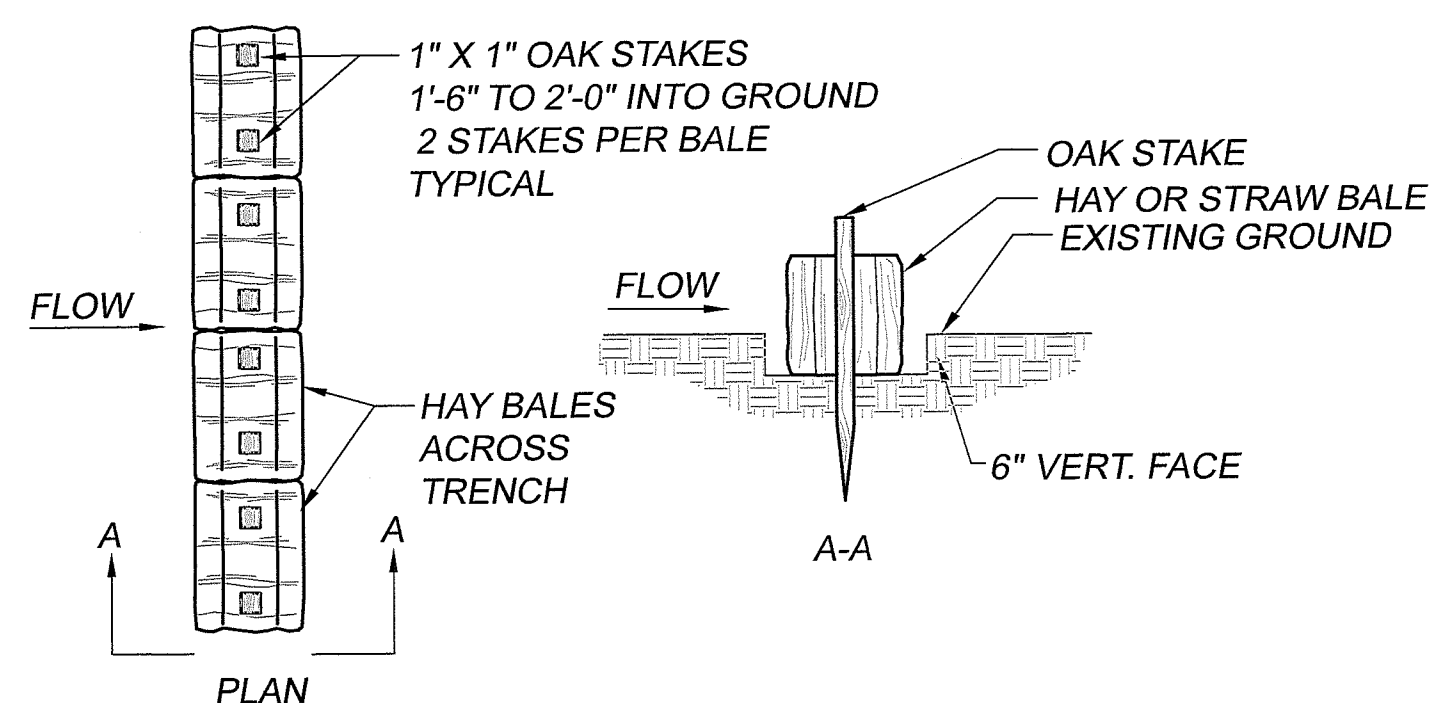
TYPICAL CHAIN LINK FENCING
NOT TO SCALE



RETAINING WALL SECTION
1" = 5'

RETAINING WALL, VERSA-LOK OR EQUIVALENT. INSTALL FIRST BLOCK ON 12" THICK COMPACTED GRAVEL BASE

EROSION CONTROL BLANKET SLOPE INSTALLATION DETAIL
NOT TO SCALE



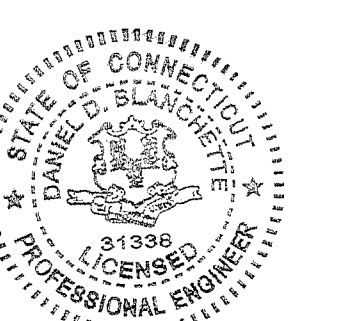
HAYBALE EROSION CONTROL
NOT TO SCALE

CONSTRUCTION DETAILS
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67



GRAPHIC BAR SCALE
0' 20' 40' 60'

JOB NO: 25016 SCALE: AS NOTED
DATE: JULY 14, 2025 SHEET: 5 OF 5
REVISIONS:



Bruce Fitzback

From: Ernest Cotnoir <ecotnoir@maherandcotnoir.com>
Sent: Tuesday, January 20, 2026 11:12 AM
To: Bruce Fitzback
Subject: Phongsa Application

Good Morning:

I am just following up on our telephone conversation of last week regarding tonight's ZBA meeting at which the above referenced matter was scheduled to be heard. As we discussed, given that it does not appear there will be sufficient members in attendance to approve a variance, on behalf of my client, I consent to a continuation until next month's meeting.

Thank you.

Ernie

Ernest Cotnoir
PO Box 187
Putnam, CT 06260
(860)928-9694

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 11/13/25
FEE: \$160.00-210.00
Amount Check #

- ____ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
____ CERTIFICATE OF APPROVAL OF LOCATION
____ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Krupa Shah
ADDRESS & TELEPHONE NO. 50 providence pike, Putnam, CT-06260 - 860-710-608
- 2.) OWNER OF LAND Krupa Shah
ADDRESS 50 providence pike, Putnam, CT-06260 - 860-710-608
- 3.) PREMISES LOCATED AT: MAP 0.26 LOT 00.7-01 STREET CARD NO. _____
- 4.) ZONE HC AREA OF LOT 20.44 FRONTAGE 60
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
Request to allow installation of Bancex sign next to Montana
Nights Ave throwing for better visibility of sign & business.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

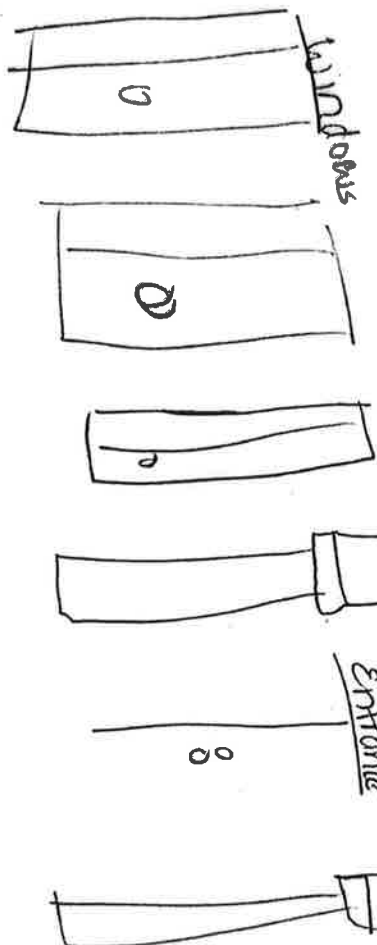
[Signature]
SIGNATURE OF APPLICANT' DATE

Bounce X

Montana rights
are throwing

Windows

Entrance





50 Providence Pike Abutters

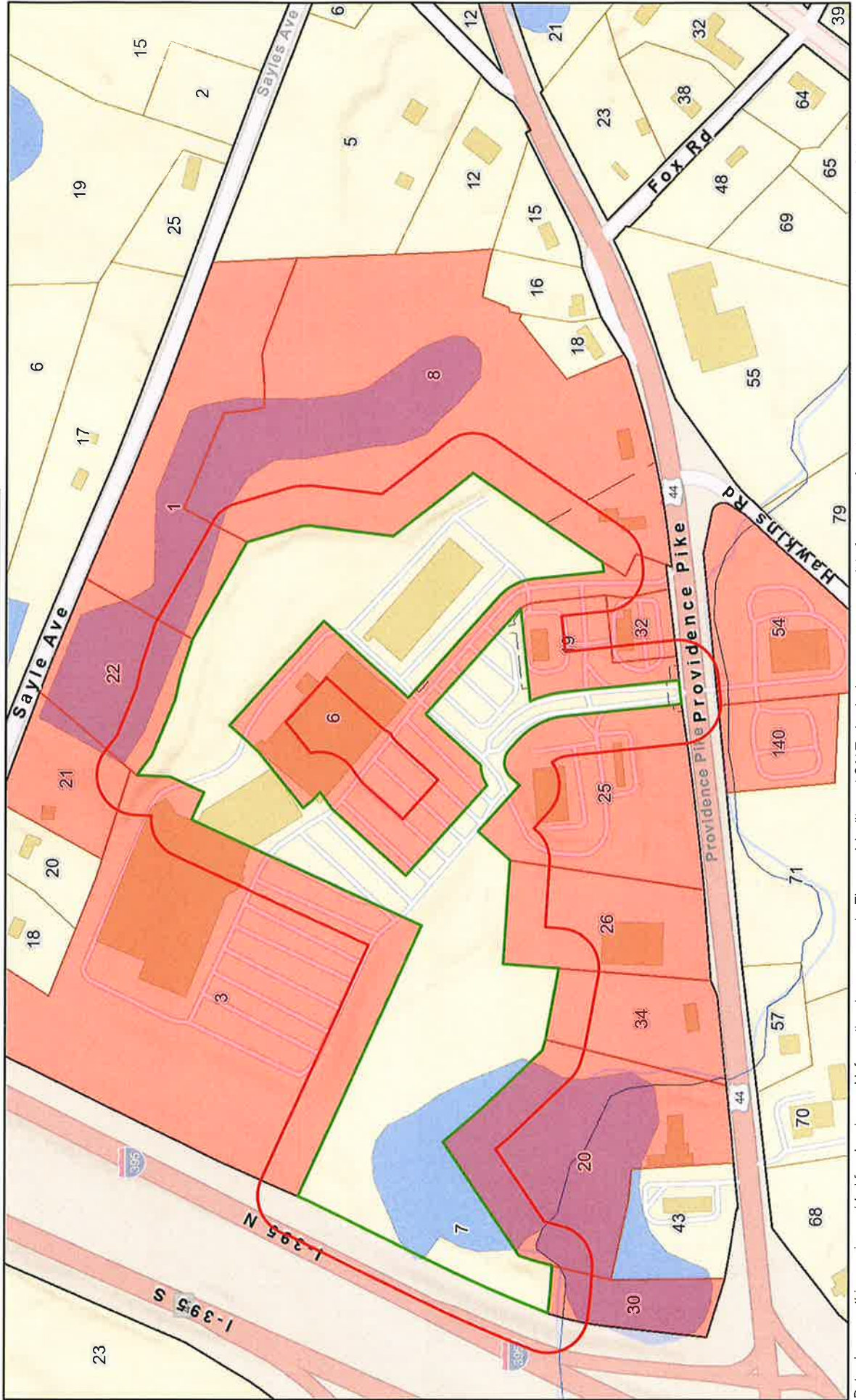
Putnam, CT

November 17, 2025

1 inch = 350 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



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



www.cai-tech.com

11/17/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/17/2025

Page 2 of 2



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET • PUTNAM, CT 06260

11-13-2025

Received one hundred sixty dollars \$160.00
for variance-signage-trampoline - ZBA

Brenda Ray

Bruce - Did you receive her
application for the above
via email? If not
call her @ 860-710-6018



INTERNALLY ILLUMINATED
CHANNEL LETTER STYLE SIGNAGE MOUNTED DIRECTLY TO BUILDING
LOGO AND COLORS MADE TO CUSTOMER SPECIFICATIONS

"BOUNCE" 25.38 SQFT "FUN ZONE" 6.6 SQFT "X" 41.1 SQFT
TOTAL SQUARE FOOTAGE - 73 SQFT

STORE FRONT LENGTH - 160' TOTAL ALLOWED SQUARE FOOTAGE - 200 SQFT

SIGN MATERIALS - ALUMINUM, ACRYLIC,
LED'S

PROJECT ADDRESS:
50 PROVIDENCE PIKE
PUTNAM, CT

VACHI LLC
50 PROVIDENCE PIKE
PUTNAM, CT 06260

1129

51-7025/2

PAY
TO THE
ORDER OF

Town of Putnam



COPY

DATE

11/5/25

\$ 160.00

one hundred sixty & 00/100

DOLLARS

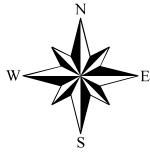
Eastern
CT savings bank

FOR

vendors market application.

[Signature]

⑈ 001029 ⑈ 0522 ⑈ 0293 ⑈ 009521 ⑈ 9958 ⑈



50 Providence Pike

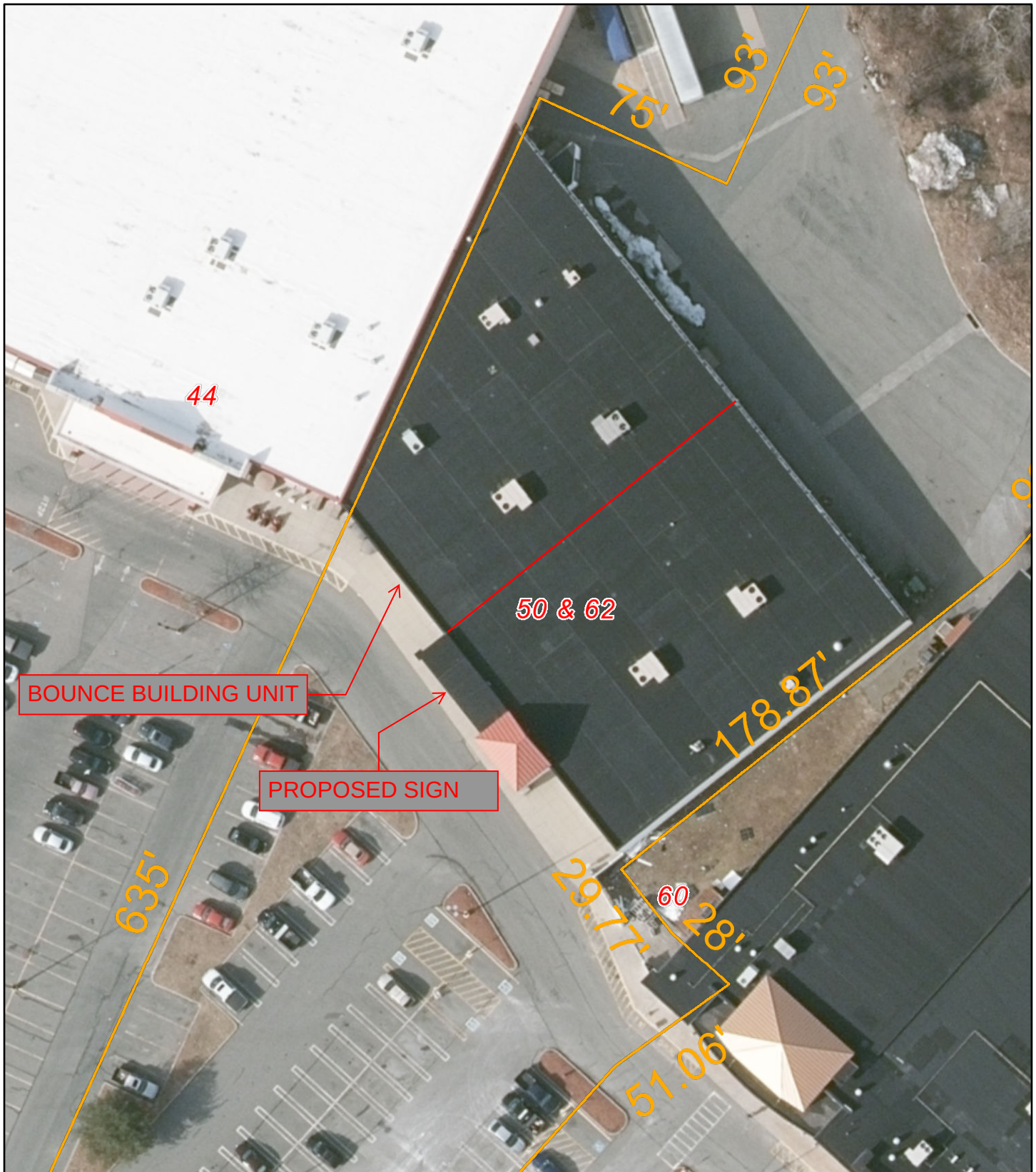
Putnam, CT

1 inch = 50 Feet



www.cai-tech.com

December 16, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 11-14-2025

FEE: \$160.00-210.00
Amount Check #

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: SIXTY PROVIDENCE STREET, LLC
ADDRESS & TELEPHONE NO. 60 PROVIDENCE ST - PUTNAM, CT 06260
- 2.) OWNER OF LAND JOHN RAUH
ADDRESS 12 BRADLEY RD - POMFRET CT, CT 06259
- 3.) PREMISES LOCATED AT: MAP 11 LOT 80 STREET CARD NO. _____
- 4.) ZONE GEN. COMM. AREA OF LOT .35 ACRES FRONTAGE 145'
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
WE WOULD LIKE A VARIANCE ON THE FRONT
SETBACK FROM 30' TO 20' TO BUILD A
600 SQ. FOOT WASH BAY BUILDING ON
A SLAB. THE REAR OF THE BUILDING
LOT DROPS OFF TOWARD THE RAILROAD
TRACKS APPROXIMATELY 40'. THE BUILDING
WILL BE 9' OVER THE CURRENT
30' SET BACK.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

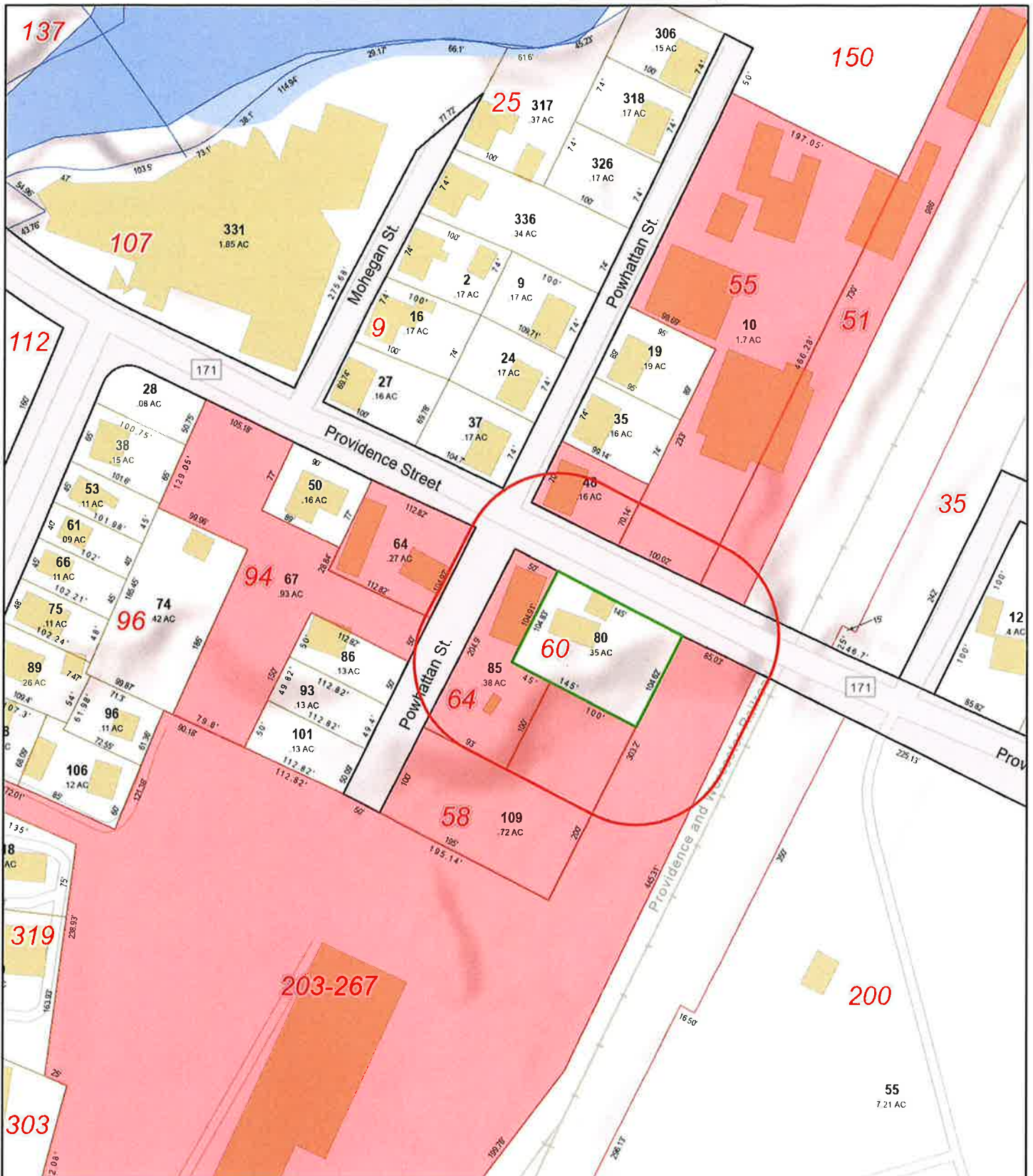
DATE APPROVED _____
DATE REJECTED _____

John R. Rauh
SIGNATURE OF APPLICANT DATE _____



1 inch = 141 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 feet Abutters List Report

Putnam, CT
November 17, 2025

Subject Property:

Parcel Number: 011-080
CAMA Number: 011-080-000
Property Address: 60 PROVIDENCE ST

Mailing Address: SIXTY PROVIDENCE STREET LLC
12 BRADLEY ROAD
POMFRET CENTER, CT 06259

Abutters:

Parcel Number: 008-153
CAMA Number: 008-153-000
Property Address: 51 PROVIDENCE ST

Mailing Address: ICB ENTERPRISE INITIATIVE LLC
1429 ROUTE 169
WOODSTOCK, CT 06281

Parcel Number: 011-010
CAMA Number: 011-010-000
Property Address: 55 PROVIDENCE ST

Mailing Address: ICB ENTERPRISE INITIATIVE LLC
1429 ROUTE 169
WOODSTOCK, CT 06281

Parcel Number: 011-048
CAMA Number: 011-048-000
Property Address: 89 POWHATTAN ST

Mailing Address: BRIGGS EDWARD R & CLOTILDE
147 WHITINS RD
SUTTON, MA 01590

Parcel Number: 011-064
CAMA Number: 011-064-000
Property Address: 82-84 PROVIDENCE ST

Mailing Address: ANANT & ANYA LLC
48 BABBITT HILL RD
POMFRET CENTER, CT 06259

Parcel Number: 011-067
CAMA Number: 011-067-000
Property Address: 94 PROVIDENCE ST

Mailing Address: JT LLC
204 BOSTON POST RD
POMFRET CENTER, CT 06259

Parcel Number: 011-085
CAMA Number: 011-085-000
Property Address: 64 PROVIDENCE ST

Mailing Address: KNIGHTS OF COLUMBUS CARGILL
COUNCIL 64 INC
64 PROVIDENCE ST
PUTNAM, CT 06260

Parcel Number: 011-109
CAMA Number: 011-109-000
Property Address: 58 POWHATTAN ST

Mailing Address: PUTNAM TOWN OF VACANT LAND
200 SCHOOL ST
PUTNAM, CT 06260

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



www.cai-tech.com

11/17/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

JOHN R RAUH
MARY WETHERELL
12 BRADLEY ROAD
POMFRET CENTER, CT 06259

6413

17 NOV 2025

53-7192/2113
BRANCH 21108

DATE

CHECK NUMBER

PAY TO THE ORDER OF TOWN OF PUTNAM

\$ 160.00

one hundred sixty and no/100 &

DOLLARS



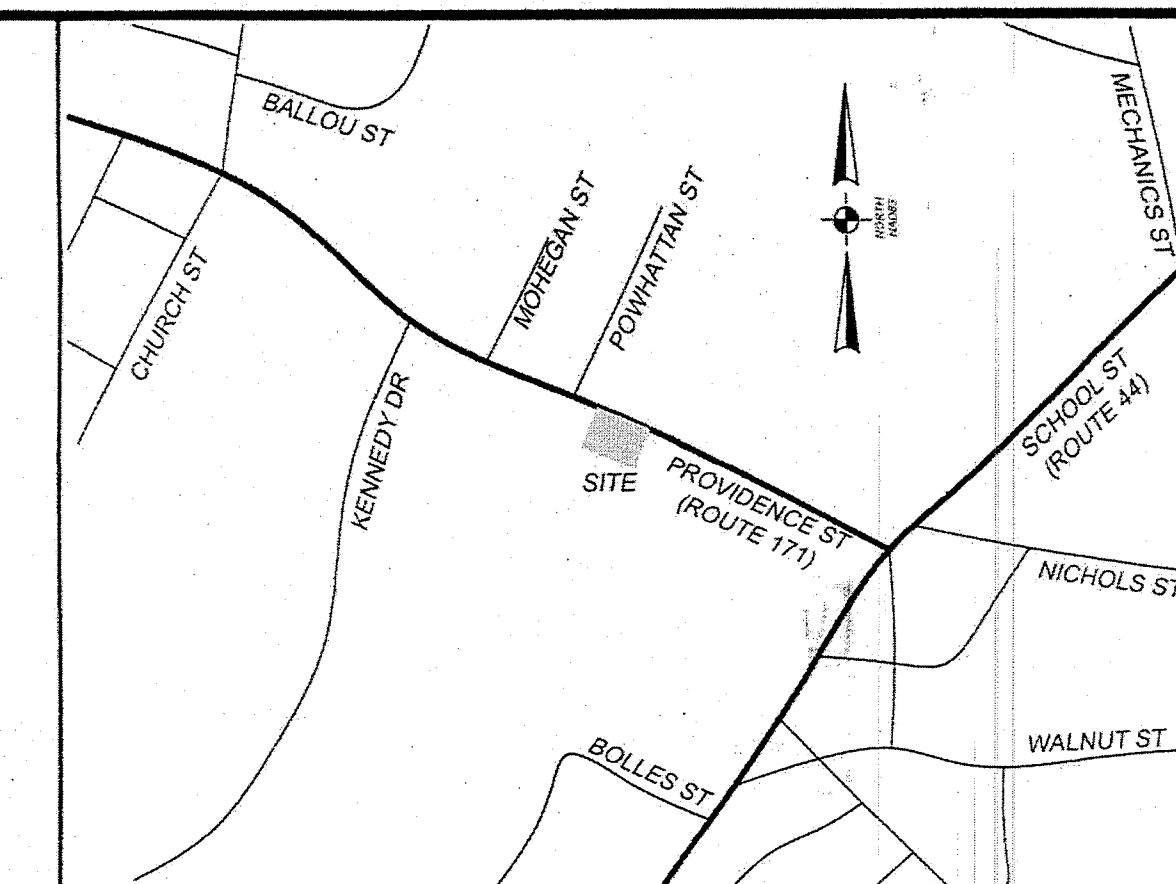
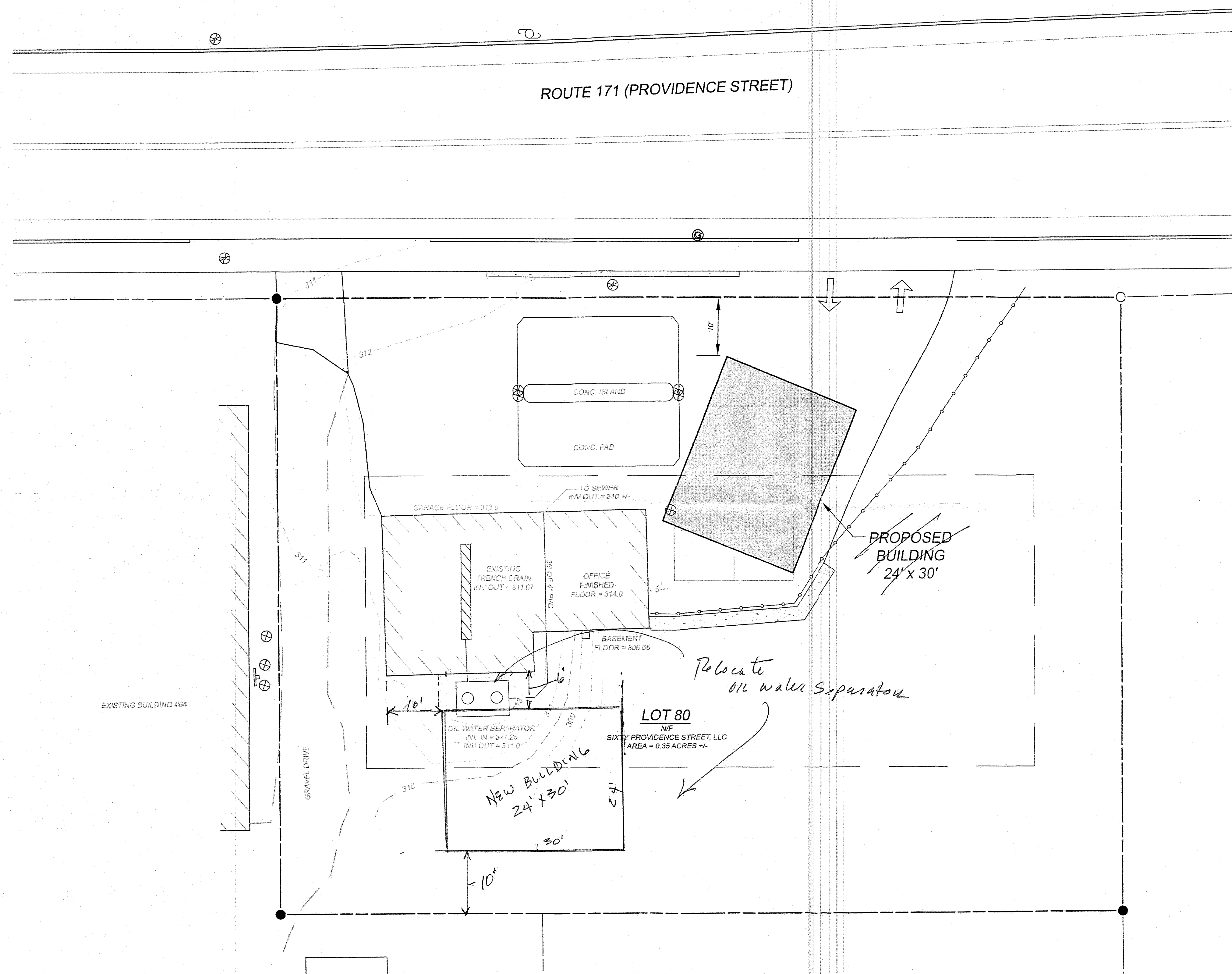
Photo
Safe
Deposit
Details on back

bank  Hometown

FOR

John R Rauh

6413



LOCATION MAP
1" = 500'

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

HORIZONTAL ACCURACY: A-2

PURPOSE: TO DEPICT EXISTING PROPERTY LINES

2. REFERENCE PLANS:

(A) PLAT OF THE NIGHTINGALE-MORSE LANDS, PUTNAM, CONN. BELONGING TO EDWARD RADDING AND B. DEXTER ALDRICH, PREPARED BY FRANK E. WATERMAN CO. SCALED 1" = 60'. DATED SEPTEMBER 1923. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 97.

(B) MONUMENTED PERIMETER SURVEY, PREPARED FOR PUTNAM DOWNTOWN, LLC. KENNEDY DRIVE, MASSICOTTE CIRCLE, MAY STREET AND PROVIDENCE STREET, PUTNAM, CONNECTICUT. SCALED 1" = 100'. DATED JULY 26, 2005. PREPARED BY JIM KASIERSKI. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 1354.

(C) TOWN OF PUTNAM, MAP SHOWING LAND ACQUIRED FROM WESLEY C. WATERS BY THE STATE OF CONNECTICUT, PROVIDENCE STREET BRIDGE AT R.R. ROUTE 51. SCALED 1" = 40'. PREPARED IN MAY 1956. PREPARED BY NORMAN ARGRAVE, HIGHWAY COMMISSIONER.

3. THE CONNECTICUT DEPARTMENT OF TRANSPORTATION HAS STATED TO US THROUGH WRITTEN COMMUNICATION THAT THE SECTION OF ROUTE 171 (PROVIDENCE STREET) BETWEEN THE INTERSECTIONS OF ROUTE 44 (SCHOOL STREET) AND POWHATTEN STREET IS NOT MONUMENTED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN A. BARTOLOMEI DATE 17244 LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2023 J&D CIVIL ENGINEERS, LLC

LEGEND

- IRON ROD OR DRILL HOLE TO BE SET
- o EXISTING IRON ROD
- EXISTING PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- BUILDING SETBACK

SITE DEVELOPMENT PLAN - CONCEPT B
PREPARED FOR
SIXTY PROVIDENCE STREET, LLC
60 PROVIDENCE STREET (ROUTE 171), PUTNAM, CT
MAP 11 LOT 80

J&D SITE DESIGNS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: APS
CHECKED: JAB

REVISIONS:

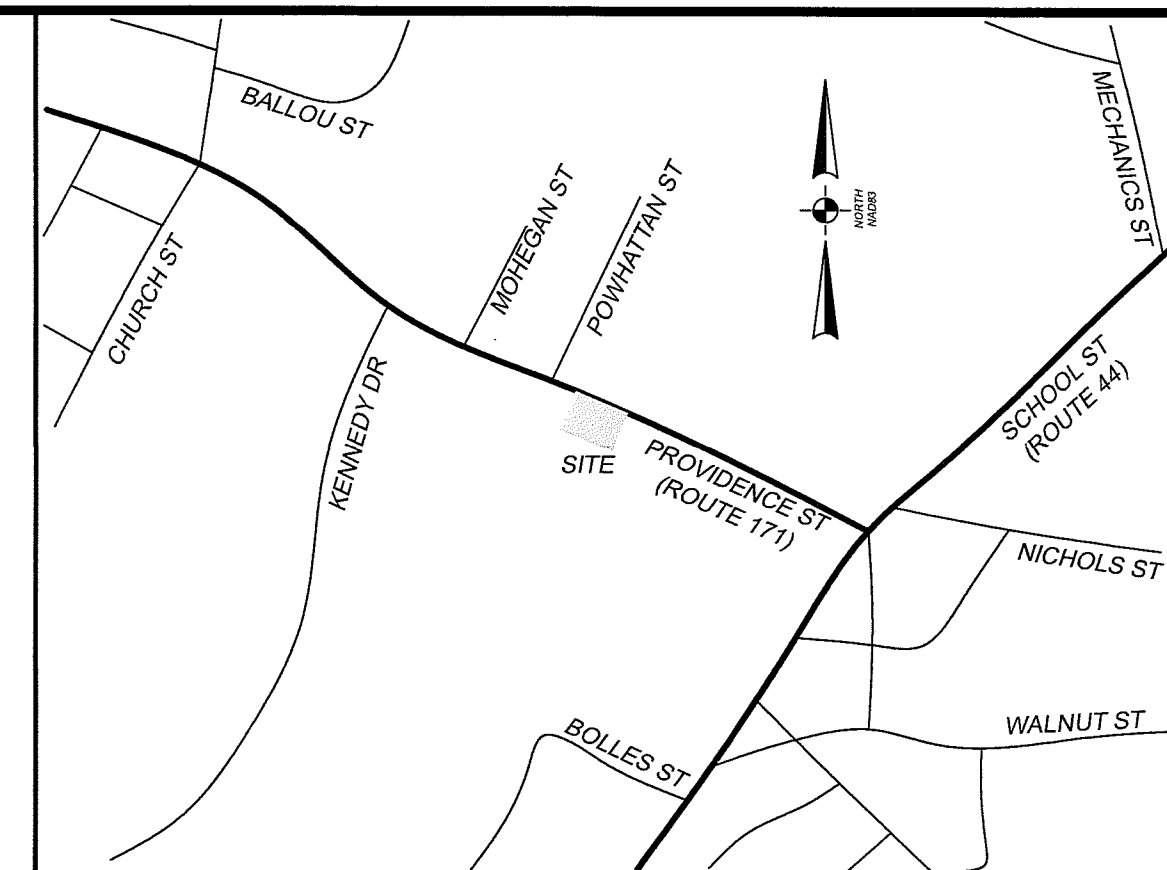
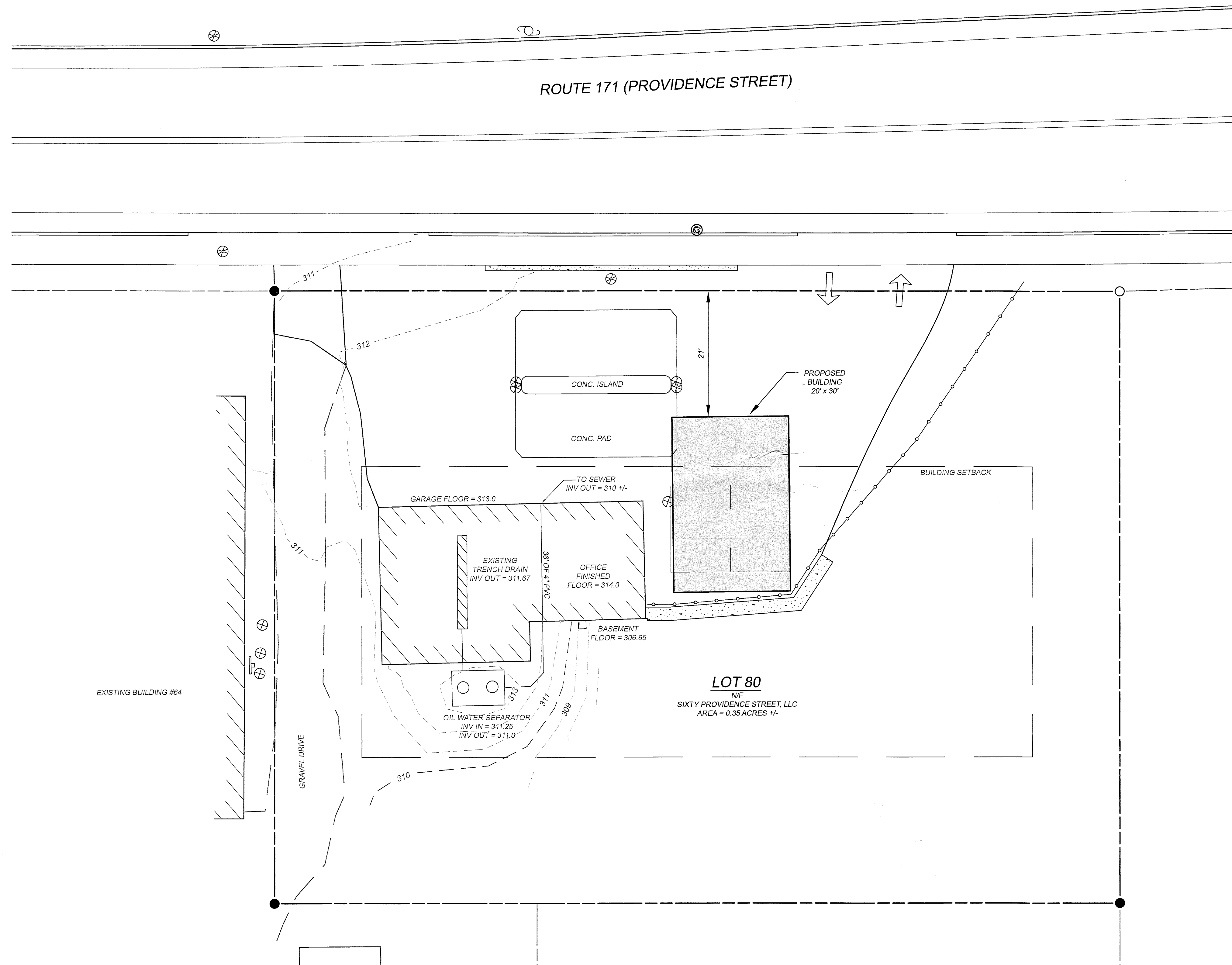
JOB NO: 23150
SCALE: 1" = 10'

DATE: NOVEMBER 11, 2025
SHEET: 1 OF 1

PROPERTY OWNER
SIXTY PROVIDENCE STREET, LLC

REFERENCE DEED
PUTNAM LAND RECORDS
VOL. 853 PG. 827

ASSESSORS REFERENCE
MAP 11 LOT 80



LOCATION MAP
1" = 500'

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1996.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

HORIZONTAL ACCURACY: A-2

PURPOSE: TO DEPICT EXISTING PROPERTY LINES

2. REFERENCE PLANS:

(A) PLAT OF THE NIGHTINGALE-MORSE LANDS, PUTNAM, CONN. BELONGING TO EDWARD RADDING AND B. DEXTER ALDRICH. PREPARED BY FRANK E. WATERMAN CO. SCALED 1" = 60'. DATED SEPTEMBER 1923. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 97.

(B) MONUMENTED PERIMETER SURVEY, PREPARED FOR PUTNAM DOWNTOWN, LLC. KENNEDY DRIVE, MASSICOTTE CIRCLE, MAY STREET AND PROVIDENCE STREET, PUTNAM, CONNECTICUT. SCALED 1" = 100'. DATED JULY 26, 2005. PREPARED BY JIM KASIERSKI. ON FILE WITH THE TOWN CLERK'S OFFICE AS MAP NUMBER 1354.

(C) TOWN OF PUTNAM, MAP SHOWING LAND ACQUIRED FROM WESLEY C. WATERS BY THE STATE OF CONNECTICUT. PROVIDENCE STREET BRIDGE AT R.R. ROUTE 91. SCALED 1" = 40'. PREPARED IN MAY 1956. PREPARED BY NORMAN ARGRAVE, HIGHWAY COMMISSIONER.

3. THE CONNECTICUT DEPARTMENT OF TRANSPORTATION HAS STATED TO US THROUGH WRITTEN COMMUNICATION THAT THE SECTION OF ROUTE 171 (PROVIDENCE STREET) BETWEEN THE INTERSECTIONS OF ROUTE 44 (SCHOOL STREET) AND POWHATTEN STREET IS NOT MONUMENTED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Daniel Blanchette 11/14/25 31338
DANIEL BLANCHETTE DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 SITE DESIGNS, LLC

LEGEND

- IRON ROD OR DRILL HOLE TO BE SET
- EXISTING IRON ROD
- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK

SITE DEVELOPMENT PLAN PREPARED FOR SIXTY PROVIDENCE STREET, LLC 60 PROVIDENCE STREET (ROUTE 171), PUTNAM, CT MAP 11 LOT 80	
J&D SITE DESIGNS, LLC 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920	
DESIGNED: APS CHECKED: JAB	REVISIONS:
JOB NO: 23150 SCALE: 1" = 10'	DATE: NOVEMBER 14, 2025 SHEET: 1 OF 1

PROPERTY OWNER
SIXTY PROVIDENCE STREET, LLC

REFERENCE DEED
PUTNAM LAND RECORDS
VOL. 853 PG. 827

ASSESSORS REFERENCE
MAP 11 LOT 80

Bruce Fitzback

From: John Rauh <johnrauh51@gmail.com>
Sent: Tuesday, January 20, 2026 2:25 PM
To: Bruce Fitzback; Nicholas Rauh
Subject: Sixty Providence Street LLC variance request appeal #2025-010

Mr. Fitzback:

I understand that the Putnam Board of Appeals meeting scheduled for this evening has been cancelled because of a lack of quorum. We are excited to hear from the committee voting on our property line variance at the next scheduled meeting on February 17, 2026.

Sincerely

John Rauh

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 12.18.2025
FEE: 160.00 CASH
Amount Check #

- ____ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
____ CERTIFICATE OF APPROVAL OF LOCATION
____ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Scott Wojciechowski - buzzwojs@yahoo.com
ADDRESS & TELEPHONE NO. 14 Liberty Highway Putnam CT
- 2.) OWNER OF LAND Scott + Elaine Wojciechowski 860-208-0815-860-208-5503
ADDRESS 14 Liberty Highway
- 3.) PREMISES LOCATED AT: MAP 046 LOT 035 STREET CARD NO. 3265
- 4.) ZONE R-40 AREA OF LOT 3.12 AC FRONTAGE 230
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
I want to have a Klotter Farms Shed
40 FT from the road to line up with the
drive way. SHED IS 14' X 28'
VARIANCE OF FRONT YARD SET BACK FROM 50' TO 30'

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Scott Wojciechowski 12-18-25
SIGNATURE OF APPLICANT' DATE



14 Liberty Highway

Putnam, CT

1 inch = 30 Feet



www.cai-tech.com

December 18, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



December 18, 2025

14 Liberty Highway

Putnam, CT

1 inch = 80 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER			SUPPLEMENTAL DATA			CURRENT ASSESSMENT							
WOJCIECHOWSKI SCOTT & ELAINE 14 LIBERTY HWY PUTNAM CT 06260			Alt Prcl ID	116/017-00	490	Description	Code	Appraised	Assessed	6116 PUTNAM, CT VISION			
			Survey	Light	ECZ	RES.	100	385,800	270,100				
			Traffic			RES.	100	67,100	47,000				
			Census	9032	NHBD Heights	RES.	100	18,200	12,700				
District 2			Unsold Co										
			Assoc Pld#										
GIS ID			046-035										
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
WOJCIECHOWSKI SCOTT & ELAINE PAULINE T DINA TRUSTEE 1/2 PAULINE T DINA TRUSTEE DINA FAMILY LIVING TRUST DINA ALEXANDER & PAULINE T			0823	1065	11-14-2018	Q	I	337,000	00	Total	471,100	329,800	
			0644	0177	08-24-2009	U	I	0		2024	100	270,100	2023
			0640	0258	06-23-2009	U	I	0		100	47,000	47,000	100
			0620	0291	05-30-2008	U	I	0		100	12,700	12,700	100
			0620	0291	05-30-2008	U	I	0	29	Total	329,800	Total	329,800
This signature acknowledges a visit by a Data Collector or Assessor													
OWNERSHIP NOTES													
APPRAISED VALUE SUMMARY													
REFERENCE NUMBER WHITE EXTRA FIX IS ADDN'L SHOWER BP12035 REPLACE 275G TANK IN BASEMENT 21-9M REPLACE OIL HOT WATER BOILER						Appraised Building Value			375,100				
						Appraised Extra Features Value			10,700				
						Appraised Outbuilding Value			18,200				
						Appraised Land Value			67,100				
						Valuation Method			C				
Total Appraised Parcel Value						471,100							
BUILDING PERMITS													
Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Cd	Purpose/Result			
24-500B	12-04-2024	23,305	10-02-2013	100		INSTALL 10 WINDOWS	05-15-2024	VA	30	Field Review			
9316	04-17-2013			100		5 REPLACEMENT WINDOWS	10-02-2018	BP	02	2nd List Attempt			
							09-28-2018	BP	04	Meas. - Int Vacant			
							03-07-2014	DM	20	DM Returned, Info correct			
							10-02-2013	AS	57	HOUSE PERMIT			
							06-09-2008	LK	00	Meas. & Listed			
							05-02-2008	AD	02	2nd List Attempt			
LAND VALUATION													
Building #	Use Code	Description	Land Units	Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment	Land Value	
1	1-2	SF with In-law	1.000	AC	52,500.00	1.00000	5	1.00	0050	1.100	1.0000	57,800	
1	1-2	SF with In-law	2.120	AC	4,000.00	1.00000	0	1.00	0050	1.100	1.0000	9,300	
Parcel Total Land Area			3.12								Total Land Value		67,100

CONSTRUCTION DETAIL			COST / MARKET VALUATION		
Element	Code	Description			
Style:	03	Colonial	Building Value New	528,255	
Model	01	Residential	Year Built	1969	
Grade:	08	B	Depreciation Code	F	
Stories:	02	2 Stories	Remodel Rating		
Occupancy	02	Comp./Wall Brd	Year Remodeled		
Exterior Wall 1	03	Gable/Hip	Depreciation %	29	
Exterior Wall 2	03	Asphalt/Arch	Functional Obsol		
Roof Structure:	05	Drywall/Sheet	External Obsol		
Interior Wall 1	12	Hardwood	Trend Factor	1	
Interior Wall 2			Condition		
Interior Flr 1	02	Oil	Condition %	71	
Interior Flr 2	05	Hot Water	Percent Good		
Heat Fuel	01	None	Dep Ovr Comment		
Heat Type:	04	4 Bedrooms	Dep % Ovr		
AC Type:	0		Misc Imp Ovr Comment		
Total Bedrooms	3		Misc Imp Ovr		
Total Bthrms:	0		Cost to Cure Ovr		
Total Half Baths	1		Cost to Cure Ovr Comment		
Total Xtra Fixtrs	9				
Total Rooms:	01	Old Style			
Bath Style:	01	Old Style			
Kitchen Style:					
			RCNLD	375,100	

OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Adj.	Appr. Value
SPL2	Pool IG Vinyl	L	512	36.00	1987	A		50	C	1.00	9,200
BTH2	Cabana Good	L	220	68.00	1987	A		50	A	1.20	9,000
FPL1	Fireplace	B	2	5000.00	1992			71		0.00	7,100
XKIT	Extra Kitchen	B	1	5000.00	1992			71		0.00	3,600
BUILDING AREA											
Code	Description		Living Area			Floor Area					
BAS	First Floor		1,589			1,589			1,589		
FGR	Garage		0			0			529		
FOP	Open Porch		0			0			320		
FSP	Porch, Screen		0			0			312		
FUS	Finished Upper Story		1,380			1,380			1,380		
PTO	Patio		0			0			169		
SFB	Base, Semi-Finished		0			0			990		
UBM	Basement, Unfinished		0			0			599		
UST	Unf. Storage		0			0			42		
Total Gross						2,969			5,930		







December 18, 2025

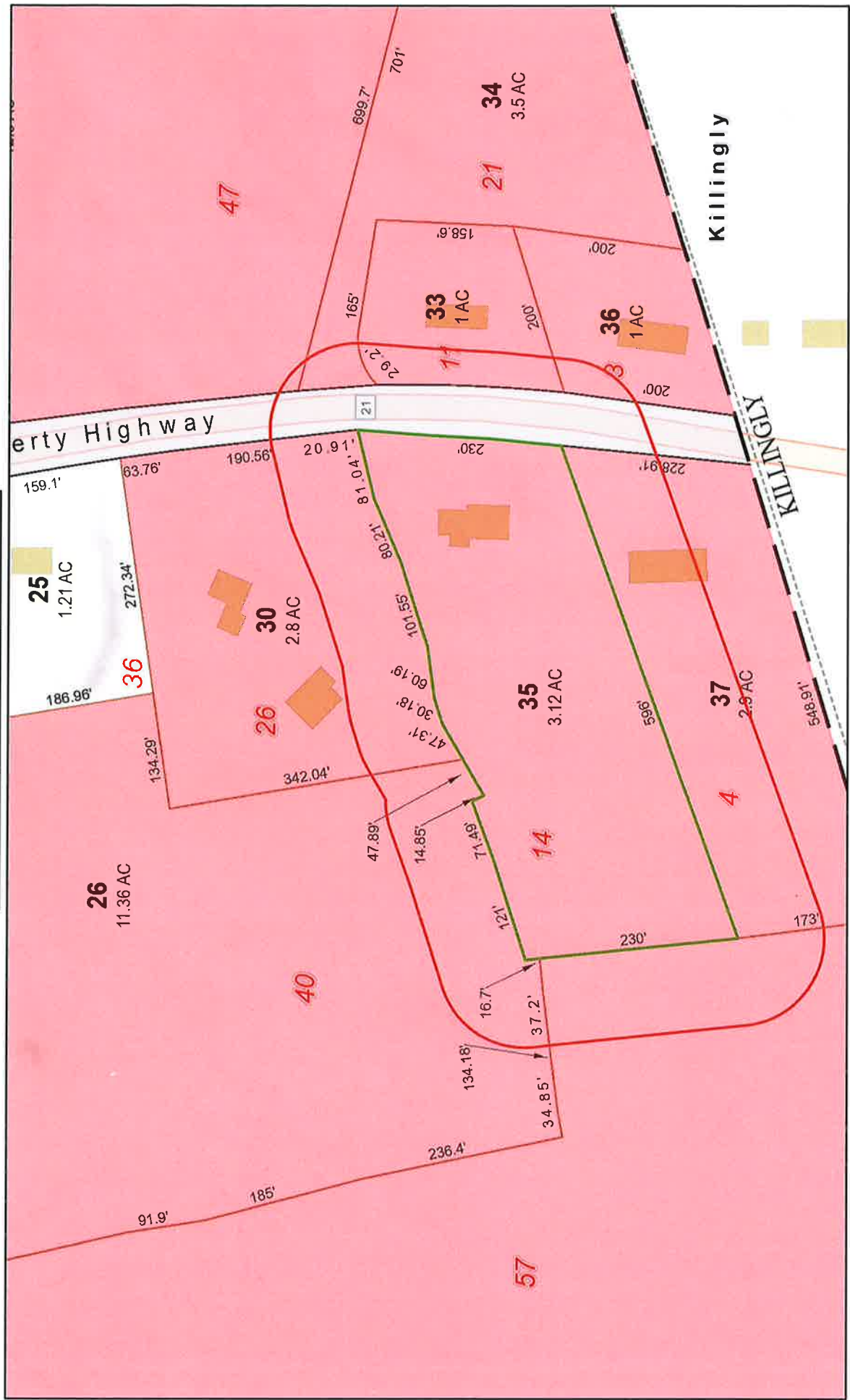
100 foot Abutters

Putnam, CT

1 inch = 160 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 feet Abutters List Report

Putnam, CT
December 18, 2025

Subject Property:

Parcel Number: 046-035
CAMA Number: 046-035-000
Property Address: 14 LIBERTY HWY

Mailing Address: WOJCIECHOWSKI SCOTT & ELAINE
14 LIBERTY HWY
PUTNAM, CT 06260

Abutters:

Parcel Number: 045-016
CAMA Number: 045-016-000
Property Address: 57 PIERCE RD

Mailing Address: BENNETT JOHN J JR & JOHN J III
32 PIERCE RD
PUTNAM, CT 06260

Parcel Number: 046-024
CAMA Number: 046-024-000
Property Address: 47 LIBERTY HWY

Mailing Address: NIZAMOFF WILLIAM LIFE USE
NIZAMOFF MICHAEL J
47 LIBERTY HWY
PUTNAM, CT 06260

Parcel Number: 046-026
CAMA Number: 046-026-000
Property Address: 40 LIBERTY HWY

Mailing Address: BENZIE JENNIFER A
40 LIBERTY HWY
PUTNAM, CT 06260

Parcel Number: 046-030
CAMA Number: 046-030-000
Property Address: 26 LIBERTY HWY

Mailing Address: ELLIOTT HARRY A III & ELLIOTT SUSAN
E
26 LIBERTY HWY
PUTNAM, CT 06260

Parcel Number: 046-033
CAMA Number: 046-033-000
Property Address: 11 LIBERTY HWY

Mailing Address: LAFLAMME PAUL L & NANCY E
11 LIBERTY HIGHWAY
PUTNAM, CT 06260

Parcel Number: 046-034
CAMA Number: 046-034-000
Property Address: 21 LIBERTY HWY

Mailing Address: WEAVER MARGARET M
175 THOMPSON PIKE
DAYVILLE, CT 06241

Parcel Number: 046-035
CAMA Number: 046-035-000
Property Address: 14 LIBERTY HWY

Mailing Address: WOJCIECHOWSKI SCOTT & ELAINE
14 LIBERTY HWY
PUTNAM, CT 06260

Parcel Number: 046-036
CAMA Number: 046-036-000
Property Address: 3 LIBERTY HWY

Mailing Address: PAQUIN PAUL R & ROBERT L
3 LIBERTY HIGHWAY
PUTNAM, CT 06260

Parcel Number: 046-037
CAMA Number: 046-037-000
Property Address: 4 LIBERTY HWY

Mailing Address: RONDEAU JEFFREY A
4 LIBERTY HWY
PUTNAM, CT 06260



www.cai-tech.com

12/18/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2020-002

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 1-15-2020

FEE: \$160.00-210.00
Amount Check #

paid cash
JS

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Jonathan & Laura Williams
ADDRESS & TELEPHONE NO. 155 Thompson Ave Putnam CT 06260 (860-377-8145)
- 2.) OWNER OF LAND Jonathan & Laura Williams
ADDRESS 155 Thompson Ave Putnam CT 06260
- 3.) PREMISES LOCATED AT: MAP Q21 LOT 004 STREET CARD NO. _____
- 4.) ZONE R-40 AREA OF LOT 1.46 FRONTAGE 390'

- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
Section 401 - Schedule of Dimensional Requirements, Zoning district R40.

Seeking permission for construction of a 600 square ft garage with a lean-to within the standard boundary setback area, reducing the 20ft minimum to 6ft at one corner of the new garage. Due to the shape of our property we are limited to where we can place the garage. The garage would be placed off of the existing driveway to provide secure off-street parking and storage with easy access to and from the house.

The garage will be used to store existing truck and car to protect them from bad weather and to prevent sun damage with the hopes to preserve them.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Jonathan Williams 1/15/2020
SIGNATURE OF APPLICANT DATE



155 Thompson Ave

Putnam, CT

1 inch = 20 Feet



www.cai-tech.com

December 30, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Putnam, CT

December 30, 2025

1 inch = 60 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CONSTRUCTION DETAIL			COST / MARKET VALUATION		
Element	Code	Description	Building Value New	432,831	
Style:	01	Ranch			
Model	01	Residential			
Grade:	10	C+	Year Built	1990	
Stories:	1	1 Story	Depreciation Code	A	
Occupancy	1	Vinyl Siding	Remodel Rating		
Exterior Wall 1	25		Year Remodeled		
Exterior Wall 2			Depreciation %	15	
Roof Structure:	03	Gable/Hip	Functional Obsol		
Roof Cover	03	Asphalt/Arch	External Obsol		
Interior Wall 1	05	Drywall/Sheet	Trend Factor	1	
Interior Wall 2			Condition		
Interior Flr 1	12	Hardwood	Condition %		
Interior Flr 2	11	Ceram Clay Til	Percent Good	85	
Heat Fuel	02	Oil	Dep Ovr Comment		
Heat Type:	05	Hot Water	Dep % Ovr		
AC Type:	02	Heat Pump	Misc Imp Ovr Comment		
Total Bedrooms	03	3 Bedrooms	Misc Imp Ovr		
Total Bthrms:	2		Cost to Cure Ovr		
Total Half Baths	0		Cost to Cure Ovr Comment		
Total Xtra Fixtrs	0				
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			RCNLD	367,900	

OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
WDK	Wood Deck	L	144	15.00	1990	A	50	C	1.00	1,100
SHD1	Shed	L	160	14.00	1990	A	50	C	1.00	1,100
SHD3	Shed Metal	L	360	10.00	2008	A	50	C	1.00	1,800
LNT	Lean To	L	260	6.00	2008	A	50	C	1.00	800

BUILDING AREA			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,950	1,950
CBM	Basement, Crawl	0	402
FEP	Enclosed porch	0	300
FGR	Garage	0	540
UBM	Basement, Unfinished	0	1,008
WDK	Deck, Wood	0	240
Total Gross		1,950	4,440

8

24

10

24

14

23

15

42

42

20

27

24

20

16

15

12

15

20

WDK

FEP



100 foot Abutters

Putnam, CT

1 inch = 200 Feet

December 30, 2025



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Article IV

Height and Area Regulations

Section 401 – Schedule of Dimensional Requirements

All buildings or structures hereafter erected or altered shall, unless otherwise stated in these regulations, shall conform to the requirements for the zone in which such building or structure is located as noted in **Table IV-1** of this Section.

Table IV-1 – Schedule of Dimensional Regulations

Zoning District	Use	Minimum Lot Size		Maximum % Coverage	Maximum Height of Building		Minimum Yard Dimensions				Accessory Buildings Located in Rear Yard Minimum Yard Dimensions	
		Area sq. ft. per dwelling unit or use	Frontage Width (ft.)		Principal (ft.)	Accessory (ft.)	Front (ft.)	Corner Side (ft.)	Side (ft.)	Rear (ft.)	Side (ft.)	Rear (ft.)
AG-2	All Uses Barns for Livestock as Accessory Use	87,120	250	10	35	22	50	50	50	50	10	10
R-40	All Uses Multi-Family Uses	40,000 ****	200	15	35	22	50	30	30	40	10	10
R-20	All Uses Except Multi-Family Multi-Family Uses	20,000 *	100	20	35	15	50	30	20	20	10	10
R-10	Single-Family Detached Single-Family Semi-Detached Multi-Family All Other Uses	10,000 ** ** **	90 50 90 90	30 30 30 30	35 35 35' 35	15 15 15 15	25 25 25' 25	25 25 25' 25	20 20 20' 20	25 25 25' 25	5 5 5 5	5 5 5 5
R-7	Single-Family Detached Single-Family Semi-Detached Two-Family Detached Two-Family Semi-Detached Multi-Family All Other Uses	7,000 *** *** *** *** 7,000	70 60 100 150 100 50	30 30 30 35 30 30	35 35 35 35 35' 35	15 15 15 15 15 15	20 20 20 20 20' 20	20 20 20 20 20' 20	15 15 15 25 25' 15	25 25 25 25 25' 25	5 5 5 5 5 5	5 5 5 5 5 5

* 20,000 sq. ft. of lot area per dwelling unit.

** 10,000 sq. ft. of lot area per dwelling unit.

*** 7,000 sq. ft. of lot area per dwelling unit.

**** 30,000 sq. ft. of lot area per dwelling unit for such that are allowed under the provisions and conditions of Section 304 Table III-1 – Schedule of Uses and Districts.



100 feet Abutters List Report

Putnam, CT
December 30, 2025

Subject Property:

Parcel Number: 021-004
CAMA Number: 021-004-000
Property Address: 155 THOMPSON AVE

Mailing Address: WILLIAMS JONATHAN S & LAURA A
155 THOMPSON AVE
PUTNAM, CT 06260

Abutters:

Parcel Number: 004-002
CAMA Number: 004-002-000
Property Address: 160 THOMPSON AVE

Mailing Address: BOMSTER WALLACE T & KAREN B
160 THOMPSON AVE
PUTNAM, CT 06260

Parcel Number: 004-009
CAMA Number: 004-009-000
Property Address: 152 THOMPSON AVE

Mailing Address: LAVNER BARBARA ANN & FRITZ
JEFFERY L
152 THOMPSON AVE
PUTNAM, CT 06260

Parcel Number: 004-023
CAMA Number: 004-023-T00
Property Address: 134 THOMPSON AVE

Mailing Address: PAGE LAILA S LIFE USE MURPHY
AUDREY L
134 THOMPSON AVE
PUTNAM, CT 06260

Parcel Number: 021-003
CAMA Number: 021-003-000
Property Address: 200 SAYLES AVE

Mailing Address: EDGE KENNETH
11 FANTASIE RD
DANIELSON, CT 06239

Parcel Number: 021-014
CAMA Number: 021-014-000
Property Address: 145 THOMPSON AVE

Mailing Address: KARIUKI JANE N
145 THOMPSON AVE
PUTNAM, CT 06260



www.cai-tech.com

12/30/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

295 BALLARD RD

Location 295 BALLARD RD

Mblu 89/ 54/ 1/ /

Acct# 003623

Owner PAGE SCOTT M

PBN DM2

Assessment \$226,200

Appraisal \$323,100

PID 2423

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$250,400	\$72,700	\$323,100
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$175,300	\$50,900	\$226,200

Owner of Record

Owner PAGE SCOTT M
Co-Owner
Address 295 BALLARD ROAD
THOMPSON, CT 06277-2705

Sale Price \$0
Certificate
Book & Page 0278/0303
Sale Date 03/25/1992

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PAGE SCOTT M	\$0		0278/0303	03/25/1992

Building Information

Building 1 : Section 1

Year Built: 1992
Living Area: 1,184
Replacement Cost: \$364,707
Building Percent Good: 67
Replacement Cost
Less Depreciation: \$244,400

Building Attributes

Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	B-
Stories:	1.5
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	K PINE/A WD
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average

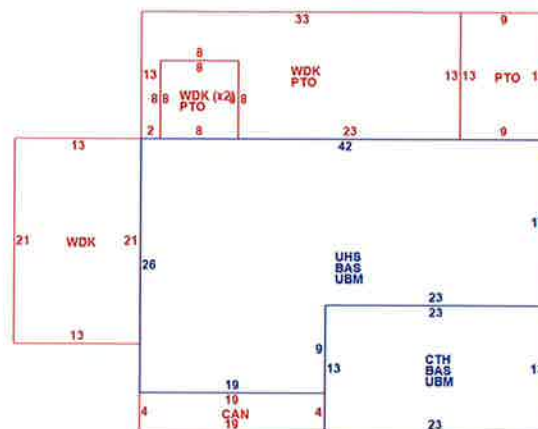
Building Photo



(<https://images.vgsi.com/photos/thompsonctPhotos/0000028\27.jpg>)

Building Layout

WORK UNFIN STUDS ONLY



([ParcelSketch.ashx?pid=2423&bid=2423](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,184	1,184
CAN	Canopy	76	0
CTH	Cathedral Ceiling	299	0
PTO	Patio	546	0
UBM	Basement, Unfinished	1,184	0
UHS	Half Story, Unfinished	885	0
WDK	Deck, Wood	766	0
		4,940	1,184

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2.00 UNITS	\$6,000	1