

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

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

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. WITHDRAWN BY APPLICANT

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. The applicant stated that there would be various vendors i.e., crafts, jewelry, collectibles. There is an existing bar, but there will be no alcohol unless requested and no food. Hours will be 10:00-2:00 P.M. on Saturday and Sunday in the winter months. Motion by Nick Huston to close the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the December 17, 2025, meeting.

Motion by Douglas Taylor to accept the minutes, second by Lisa-Jean Clifford. 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 is located at 70 May Street, Town Assessors Map 011, Lot 208, Zoned General Commercial. WITHDRAWN

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 Douglas Taylor to approve during non-business hours, second by Elizabeth Thompson. ALL WERE IN FAVOR.

Other Business:

Election of Officers:

Motion by Nick Huston to keep the same slate of officers with Patricia Hedenberg as Chairman and Douglas Taylor as Vice Chairman, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

POCD – Discussion on latest update

Acceptance of new applications for public hearing on February 18, 2026, meeting if applicable.

Fadai Gumah – Special Permit – Wholesale Distribution Facility – 245 Kennedy Drive

Motion by Nick Huston to accept the application for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR

Daniel Garcia – Home Occupation Permit – Window Tinting – 73 East Putnam Road

Motion by Lisa-Jean Clifford to accept the application for public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Bruce Fitzback informed the Commission that he withdrew the multi-family text amendment application he presented at the December 17, 2025 meeting.

Elaine Sistare, Town Administrator, Richard Roberts, Town Attorney:

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

Motion by Lisa-Jean Clifford at 8:55 P.M, second by Douglas Taylor. ALL WERE I FAVOR.

Respectfully submitted by Brenda Roy.