

Planning & Zoning Commission Hybrid Meeting Agenda
February 18, 2026 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2026-01 Fadaï Gumah request for a Special Permit for a wholesale distribution facility for vaping products and related accessories. No retail sales, no onsite customer visits and no consumption of the products on the premises. The facility will be used solely for storage, order fulfillment and business to business distribution. Property located at 245 Kennedy Drive, Assessors Map 011, Lot 161, Zoned GC. VOTE REQUIRED

Public hearing on Docket # 2026-02 Daniel Garcia de Matos request for a customary home occupation permit for a small, limited home-based window tinting activity from his garage. He currently operates his window tint business from a separate, off-site location which is his primary place of business and main source of income. The proposed use of the residential garage would be secondary in nature and intended primarily for instruction and family purposes. Specifically, to teach his son the trade in a controlled small-scale setting. Any work performed at the residence would be by appointment only, with minimal vehicle traffic, no exterior signage, no outdoor storage, and no change to the residential character of the property. Property is located at 73 East Putnam Road, Town Assessors Map 041, Lot 007, Zoned AG-2. VOTE REQUIRED

Regular Meeting:

Review the minutes of the January 21, 2026, meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2026-01 Fadaï Gumah – 245 Kennedy Drive – Special Permit - Wholesale Distribution Facility

Docket # 2026-02 Daniel Garcia de Matos – 73 East Putnam Road – Home Occupation Permit – Window Tinting – Instruction and Family Purposes

Other Business: VOTE REQUIRED

Elaine Sistare – Positive recommendation on the 5-year Capital Improvement Plan

POCD – Discussion on latest update

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

Review of the proposed ordinance for Zoning Citations for recommendation to Board of Selectmen

Agency Discussion, review of policies and practices, review of potential text amendments...

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/87434410779?pwd=AUVaAJiuAAxKI0ZBor9hosn3ggHmNi.1>

Meeting ID: 874 3441 0779

Passcode: 7Ui9i7

By phone

929 205 6099 US (New York)

Meeting ID: 874 3441 0779

Passcode: 161818

Find your local number: <https://us06web.zoom.us/u/kev0IRpl43>

Join instructions

<https://us06web.zoom.us/join/87434410779/invitations?signature=Q3kbDLPu7jMwmHV5MQVexaMLetq1IMcmyE1Sn8IBPJk>

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.



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 1-8-2026

Fee: \$160 - cash -

Amount - Check No. _____

- 1.) Name of Applicant: Fadi gumah
Address, Telephone No., & Email Address 27 Richmond Rd, Putnam, CT 06260
646 641 2252, 860 382 9429, email: Federer1987@gmail.com
- 2.) Owner of Land Putnam Downtown LLC
Address, Telephone No., & Email Address _____
2 CORPORATE DR STE 441 shelton, CT 06484
- 3.) Location of Property 245 Kennedy Drive, Putnam, CT 06260 Zone GC
Street Address _____
Assessor's Map No. 011 Lot No. 161

- 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.

RETAIL AND WHOLESALE DISTRIBUTION ESTABLISHMENT:
NO SITE IMPROVEMENTS PROPOSED

Proposed use of the Property is for wholesale distribution only for Vaping Products and related accessories. No retail sales no on-site Customer visits, and no Consumption of Products on the Premises. The facility will be used solely for storage, order fulfillment and business-to-business distribution. No site improvements are proposed

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.

F. gumah 01/08/2026

Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



245 Kennedy Drive

Putnam, CT

1 inch = 100 Feet



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January 7, 2026

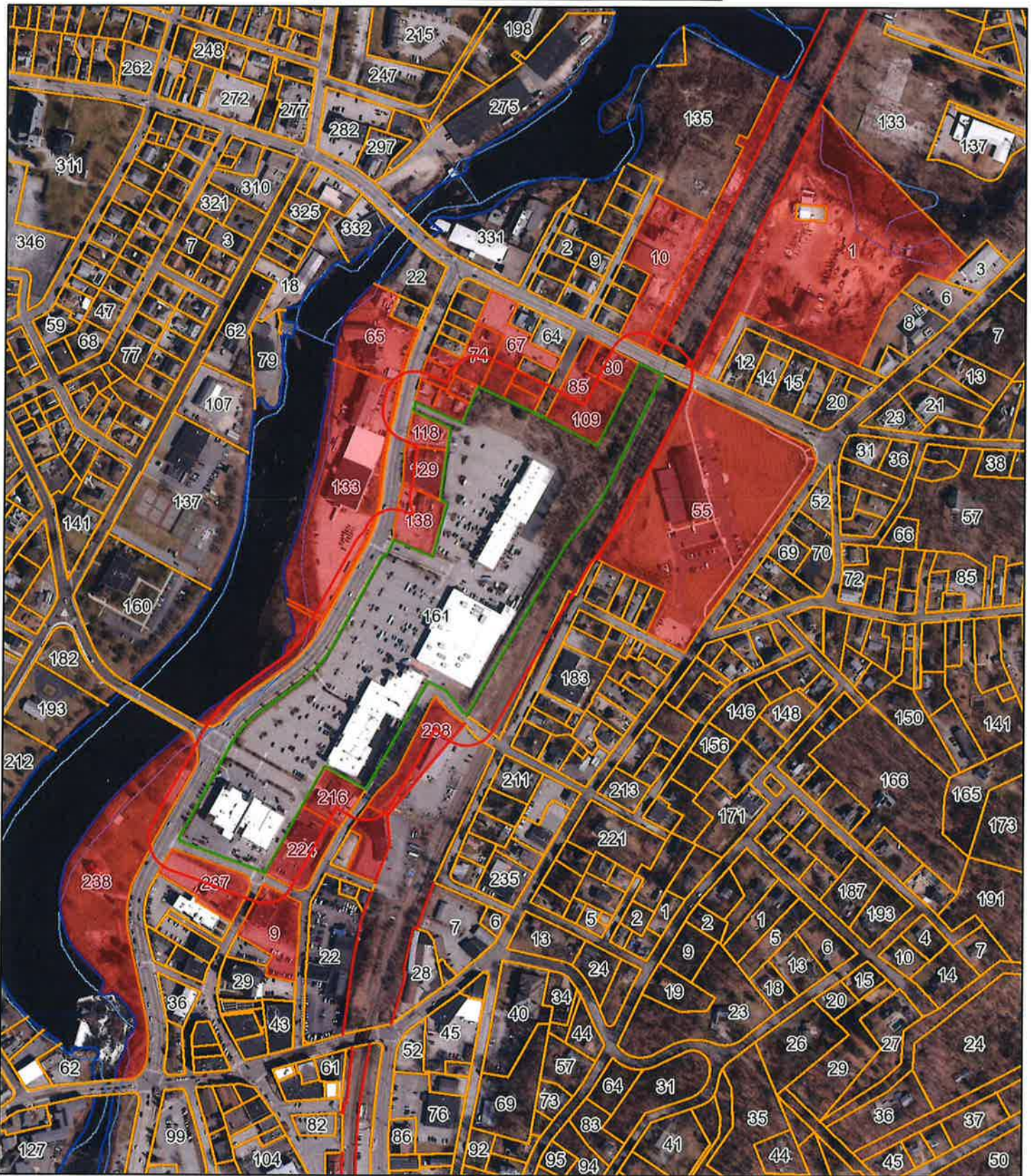


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



1 inch = 450 Feet

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100 feet Abutters List Report

Putnam, CT
January 07, 2026

Subject Property:

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

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: 011-065
CAMA Number: 011-065-000
Property Address: 350 KENNEDY DR

Mailing Address: NIGHTINGALE MILL OF PUTNAM LLC
19 CEDAR POINT RD
WEBSTER, MA 01570

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: 011-074
CAMA Number: 011-074-000
Property Address: 96 PROVIDENCE ST

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

Parcel Number: 011-075
CAMA Number: 011-075-000
Property Address: 347-349 KENNEDY DR

Mailing Address: PIPKIN SHARROD A
PO BOX 464
PUTNAM, CT 06260

Parcel Number: 011-076
CAMA Number: 011-076-000
Property Address: 352 KENNEDY DR

Mailing Address: PUTNAM TOWN OF RIVER TRAIL
200 SCHOOL ST
PUTNAM, CT 06260-

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

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: 011-089
CAMA Number: 011-089-000
Property Address: 345 KENNEDY DR

Mailing Address: MORGAN PROPERTY DEVELOPMENT
LLC
20 JOHNSON RD
POMFRET CENTER, CT 06259



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100 feet Abutters List Report

Putnam, CT
January 07, 2026

Parcel Number: 011-093
CAMA Number: 011-093-000
Property Address: 48 POWHATTAN ST

Mailing Address: LAPOINTE LEO & COLUMBIA
JEANNETTE D
423 RIVER RD
PUTNAM, CT 06260

Parcel Number: 011-096
CAMA Number: 011-096-000
Property Address: 333 KENNEDY DR

Mailing Address: CORNELL KRISTY
333 KENNEDY DR
PUTNAM, CT 06260

Parcel Number: 011-098
CAMA Number: 011-098-000
Property Address: 337 KENNEDY DR

Mailing Address: FERRON JEFFREY ET AL
304 LEDGE RD
DAYVILLE, CT 06241

Parcel Number: 011-101
CAMA Number: 011-101-000
Property Address: 46 POWHATTAN ST

Mailing Address: BEAUDREAULT IRENE & RONALD
351 KENNEDY DR
PUTNAM, CT 06260

Parcel Number: 011-106
CAMA Number: 011-106-000
Property Address: 335 KENNEDY DR

Mailing Address: ALLAIRE STEVEN W
335 KENNEDY DR
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: 011-118
CAMA Number: 011-118-000
Property Address: 323 KENNEDY DR

Mailing Address: CANTON CITY LLC
458 EAST MAIN ST
NORWICH, CT 06360

Parcel Number: 011-129
CAMA Number: 011-129-000
Property Address: 319 KENNEDY DR

Mailing Address: HONG KONG CITY LLC
PO BOX 450
DANIELSON, CT 06239

Parcel Number: 011-133
CAMA Number: 011-133-000
Property Address: 328 KENNEDY DR

Mailing Address: U S BUTTON CORPORATION
263 W 38TH ST 5TH FLOOR
NEW YORK, NY 10018

Parcel Number: 011-138
CAMA Number: 011-138-000
Property Address: 303 KENNEDY DR

Mailing Address: KHALID PROPERTIES LLC
2138 SILAS DEAN HWY
ROCKY HILL, CT 06067

Parcel Number: 011-140
CAMA Number: 011-140-000
Property Address: 330 KENNEDY DR

Mailing Address: PUTNAM TOWN OF RIVER TRAIL
200 SCHOOL ST
PUTNAM, CT 06260-

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-



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1/7/2026

Page 2 of 3



100 feet Abutters List Report

Putnam, CT
January 07, 2026

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: 011-222
CAMA Number: 011-222-000
Property Address: 26 BUCK ST

Mailing Address: CORE HOLDINGS LLC
174 WEST QUASSET RD
WOODSTOCK, CT 06281

Parcel Number: 011-224
CAMA Number: 011-224-000
Property Address: 211-221 KENNEDY DR

Mailing Address: MASSICOTTE CIRCLE PROPERTIES LLC

155 PROVIDENCE ST
PUTNAM, CT 06260

Parcel Number: 011-237
CAMA Number: 011-237-000
Property Address: 192 MAIN ST

Mailing Address: SOUTHERN NEW ENG TELEPHONE CO
ATTN FRONTIER COMM TAX DEPT
PO BOX 2629
ADDISON, TX 75001

Parcel Number: 011-238
CAMA Number: 011-238-000
Property Address: 190 KENNEDY DR

Mailing Address: PUTNAM TOWN OF ROTARY PARK
200 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 012-001
CAMA Number: 012-001-000
Property Address: 35 PROVIDENCE ST

Mailing Address: LITTLE DAM PROPERTY LLC
35 PROVIDENCE ST
PUTNAM, CT 06260

Parcel Number: 012-055
CAMA Number: 012-055-000
Property Address: 200 SCHOOL ST

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

Parcel Number: 015-009
CAMA Number: 015-009-000
Property Address: 189 MAIN ST

Mailing Address: UNITED STATE POST OFFICE
189 MAIN STREET
PUTNAM, CT 06260



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CURRENT OWNER			SUPPLEMENTAL DATA			CURRENT ASSESSMENT		
PUTNAM DOWNTOWN LLC	Alt Prcl ID	013/080-00	490	X		Description	Code	Assessed
2 CORPORATE DR STE 441	Survey	1109; 1138; 1299; 1354	ECZ			COMM.	200	8,687,900
	Traffic	Light	NBHD Gro			COMM.	200	794,700
	Census	9031	NHBD City			COMM.	200	336,000
SHELTON CT 06484	District	1	Unsold Co P:					
	GIS ID	011-161	Assoc Pld#					
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
PUTNAM DOWNTOWN LLC	0364	0288	10-13-2000	U	V		0	03
HEALY BERNARD E JR	0196	0335		U			0	
PREVIOUS ASSESSMENTS (HISTORY)			Year	Code	Assessed	Year	Code	Assessed
			2024	200	8,687,900	2024	200	8,687,900
				200	794,700		200	794,700
				200	336,000		200	336,000
Total			Total			Total		
			9,818,600			9,818,600		
Total			Total			Total		
			9,818,600			9,818,600		
Assessed			Assessed			Assessed		
9,359,300			9,359,300			9,359,300		
741,000			741,000			741,000		
394,000			394,000			394,000		

VISION

OWNERSHIP NOTES			APPRAISED VALUE SUMMARY		
233A JEWETT CITY SAVINGS 233B VACANT			Appraised Building Value		
235A QB CLUB 235B MC NAILS			Appraised Extra Features Value		
237B-SUBWAY			Appraised Outbuilding Value		
239=SHERWIN WILLIAMS 241=THE THAI PLAC			Appraised Land Value		
243A=VACANT B=SPA			Valuation Method		
#245 VACANT, #247 VACANT			Total Appraised Parcel Value		
			14,026,400		

BUILDING PERMITS						VISIT HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Purpost/Result
25-38P	09-17-2025	BP		1,500		0		Suite 237 - Subway - Emergen	08-22-2024	RH		Permit
25-11M	02-04-2025	BP		28,593		100		Remove and Replace 3 HVAC	05-15-2024	VA		Field Review
24-414B	10-17-2024	BP		676		100		TENANT CHANGE - REPLAC	02-08-2024	RH		Meas. & Listed
24-65E	05-16-2024	EL	Electric	1,500		100		AUBICHON HARDWARE RU	10-01-2019	DB		HOUSE PERMIT
24-129B	05-03-2024	BP		4,132		100		SUITE 247 SIGN FOR RUDE	12-09-2014	GG		Hearing No Change
24-54B	03-08-2024	BP		30,000		100		NEWER SEWER LINE	10-27-2014	DB		HOUSE PERMIT
24-31E	03-08-2024	EL	Electric	9,577		100		FIRE ALARM WORK FOR WA	04-11-2014	DM		DM Returned. Info correct
LAND VALUATION												

Building #	Use Code	Description	Land Units	Unit Price	I. Factor	Site Index	Cond.	Neighborhood	Nhbd Adj	Location Adjustment	Land Value	
1	2-1	Commercial	14.000 AC	75,000.00	1.00000000	5	1.00	1	1.000	0	1,050,000	
1	2-1	Commercial	3.410 AC	25,000.00	1.00000000	0	1.00	1	1.000	0	85,300	
Parcel Total Land Area: 17.41											Total Land Value	1,135,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	16	Strip National								
Model	94	Commercial								
Grade	08	B								
Stories:	1									
Occupancy	9.00									
Exterior Wall 1	15	Concr/Cinder								
Exterior Wall 2										
Roof Structure	01	Flat								
Roof Cover	04	Tar & Gravel								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2										
Interior Floor 1	05	Vinyl/Asphalt								
Interior Floor 2										
Heating Fuel	03	Gas								
Heating Type	04	Forced Air-Duc								
AC Type	03	Central								
Bldg Use	2-1	Commercial								
Total Rooms	00									
Total Bedrms	11									
Total Baths	6									
Extra Fixtur	01	Heat/AC Pkgs								
Heat/AC	03	Masonry								
Frame Type	02	Average								
Baths/Plumbing	05	Ceiling/Wall								
Ceiling/Wall	02	Susp-Ceil/Wall								
Rooms/Prtns	11.00	Average								
Wall Height										
% Conn Wall										
1st Floor Use:	2-1									
			RCNLD							
			4,524,867							
			1964							
			G							
			30							
			0							
			0							
			1							
			70							
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
			3,167,400							
OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving Asphalt	L	250.00	2.00	2006	A	50	C	1.00	250,000
SPR1	Sprinklers Wet	B	37,916	0.80	1997		70		0.00	21,200
NDP	Night Deposit	B	1	6000.00			70		0.00	4,200
ATM	Auto Teller Ma	B	1	30000.00			70		0.00	21,000
BUILDING AREA										
Code	Description		Living Area		Floor Area					
BAS	First Floor		37,916		37,916		37,916			
CAN	Canopy		0		0		2,800			
UST	Unf. Storage		0		0		126			
Total Gross			37,916		37,916		40,842			

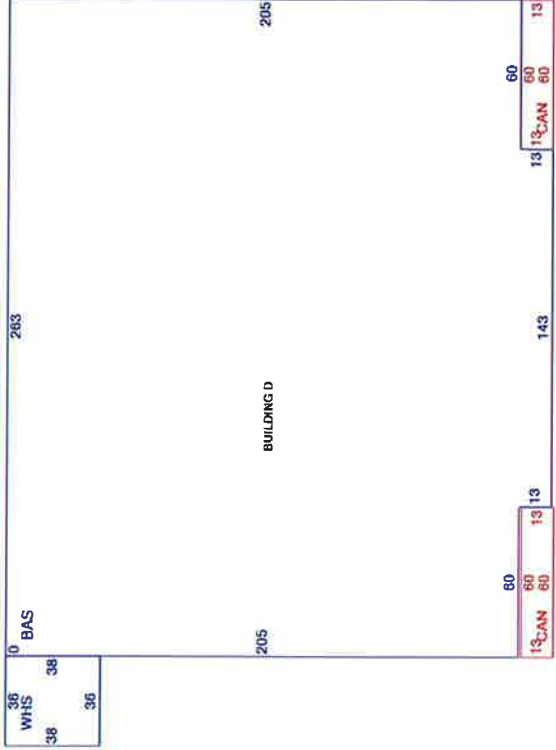
Site plan diagram showing building footprint, parking lot, and surrounding streets. Dimensions are provided for various sections.

Photograph of the exterior of the building, showing a large structure with a sign that reads "BANK OF AMERICA" and a parking lot with several cars.

CURRENT OWNER			SUPPLEMENTAL DATA					CURRENT ASSESSMENT							
PUTNAM DOWNTOWN LLC 2 CORPORATE DR STE 441 SHELTON CT 06484			Alt Prcd ID	013/080-00	490	X	Description	Code	Appraised	Assessed					
			Survey	1109; 1138; 1299; 1354	ECZ	200		12,411,200	8,687,900						
			Traffic	Light	NBHD Gro	200		1,135,300	794,700						
			Census	9031	NHBD City	200		479,900	336,000						
District 1			Unsold Co	P:	VISION										
GIS ID 011-161			Assoc Pcd#												
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PUTNAM DOWNTOWN LLC HEALY BERNARD E JR			0364 0196	0288 0335	U U	V U	0 0	03 0	Year	Code	Assessed	Year	Code	Assessed	
										2024	200	8,687,900	2024	200	8,687,900
											200	794,700		200	794,700
											200	336,000		200	336,000
			Total						Total		9,818,600		9,818,600		
									Total		10,494,300		10,494,300		
This signature acknowledges a visit by a Data Collector or Assessor															
OWNERSHIP NOTES															
APPRAISED VALUE SUMMARY															
BUILDING C															
#203-WALGREENS W DRTHRU			Appraised Building Value												
#205-CHINA STAR CHINESE RESTAURANT			Appraised Extra Features Value												
#207-VERIZON WIRELESS			Appraised Outbuilding Value												
#209-AUBUCHON			Appraised Land Value												
			Valuation Method												
			Total Appraised Parcel Value												
			14,026,400												
VISIT HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Purpost/Result			
21-6M	02-22-2021	CM	Commercial	9,400	10-01-2021	100		EMERGENCY REPLACEMENT							
LAND VALUATION															
Building #	Use Code	Description	Land Units	Unit Price	I. Factor	Site Index	Cond.	Neighborhood	Nhbd Adj	Location Adjustment	Land Value				
2	2-1	Commercial	0.000 AC	4,000.00	1.00000000	0	1.00	1	1.000		0	0			
Parcel Total Land Area: 17.41															
Total Land Value: 1,135,300															

[illegible]

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	22	Supermarket					
Model	94	Commercial					
Grade	08	B					
Stories:	1						
Occupancy	1.00						
Exterior Wall 1	15	Concr/Cinder					
Exterior Wall 2							
Roof Structure	01	Flat					
Roof Cover	04	Tar & Gravel					
Interior Wall 1	05	Drywall/Sheet					
Interior Wall 2							
Interior Floor 1	03	Concrete					
Interior Floor 2	11	Ceram Clay Til					
Heating Fuel	03	Gas					
Heating Type	04	Forced Air-Duc					
AC Type	03	Central					
Bldg Use	2-1	Commercial					
Total Rooms	10						
Total Bedrms							
Total Baths	4						
Extra Fixtur	10						
Heat/AC	01	Heat/AC Pkgs					
Frame Type	03	Masonry					
Baths/Plumbing	02	Average					
Ceiling/Wall	03	Susp-Ceil/Mn W					
Rooms/Prtns	02	Average					
Wall Height							
% Conn Wall	20.00						
1st Floor Use:							



CURRENT OWNER				SUPPLEMENTAL DATA					CURRENT ASSESSMENT				
PUTNAM DOWNTOWN LLC 2 CORPORATE DR STE 441 SHELTON CT 06484				Alt Pcd ID	013/080-00	490	X	Description	Code	Appraised	Assessed	6116 PUTNAM, CT 	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style:	16	Strip National								
Model	94	Commercial								
Grade	08	B								
Stories:	1									
Occupancy	8.00									
Exterior Wall 1	20	Brick								
Exterior Wall 2	15	Concr/Cinder								
Roof Structure	01	Flat								
Roof Cover	04	Tar & Gravel								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2										
Interior Floor 1	05	Vinyl/Asphalt								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	04	Forced Air-Duc								
AC Type	06	Partial								
Bldg Use	2-1	Commercial								
Total Rooms										
Total Bedrms										
Total Baths	11									
Extra Fixtur										
Heat/AC	01	Heat/AC Pkgs								
Frame Type	03	Masonry								
Baths/Plumbing	02	Average								
Ceiling/Wall	05	Susp-Ceil/Wall								
Rooms/Prtns	02	Average								
Wall Height	11.00									
% Conn Wall										
1st Floor Use:										
			RCNLD							
			2,149,800							
OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers Wet	B	25,200	0.80	1997		70		0.00	14,100
OVD	Overhead Door	B	6	1500.00	1997		70		0.00	6,300
AC	Central Air Parti	B	20,040	3.00	1997		70		0.00	42,100
BUILDING AREA										
Code	Description		Living Area		Floor Area					
BAS	First Floor		25,200		25,200		25,200			
CAN	Canopy		0		0		3,040			
Total Gross							25,200		28,240	



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 1/12/2026

Fee: 160.00 676 1/21/2026

Amount - Check No. _____

- 1.) Name of Applicant: Daniel Garcia de Matos
Address, Telephone No., & Email Address _____
73 East Putnam Road, 6174126793, Danielmatos261@gmail.com
- 2.) Owner of Land _____
Address, Telephone No., & Email Address _____
73 East Putnam Road, 6174126793, Danielmatos261@gmail.com
- 3.) Location of Property 73 East Putnam Road Zone AG-2

Assessor's Map No. 041 Street Address _____ Lot No. 007

- 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.

Section 706-Customary Home Occupation: **im requesting approval** for operating a small, limited home-based window tinting activity from my residential garage. I currently operate my window tint business from a separate, off-site location, which is my primary place of business and main source of income. The proposed use of my residential garage would be secondary in nature and intended primarily for instructional and family purposes - specifically to teach my son the trade in a controlled, small-scale setting. Any work performed at the residence would be by appointment only, with minimal vehicle traffic, no exterior signage, no outdoor storage, and no change to the residential character of the property. The residential use would remain the principal use at all times.

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.

Date Accepted _____

Date Rejected _____


Signature of Applicant

1/12/2026
Date

Signature of Chairperson Date



73 East Putnam Road

Putnam, CT

1 inch = 141 Feet



www.cai-tech.com

August 28, 2025



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100 feet Abutters List Report

Putnam, CT
August 28, 2025

Subject Property:

Parcel Number: 041-007
CAMA Number: 041-007-000
Property Address: 73 EAST PUTNAM RD

Mailing Address: DEMATOS DANIEL G
73 EAST PUTNAM RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 041-001
CAMA Number: 041-001-000
Property Address: 81 EAST PUTNAM RD

Mailing Address: BARTON DOUGLAS E JR
81 EAST PUTNAM RD
PUTNAM, CT 06260

Parcel Number: 041-005
CAMA Number: 041-005-000
Property Address: 306 CHASE RD

Mailing Address: LEBLANC KOURY F
306 CHASE RD
PUTNAM, CT 06260

Parcel Number: 041-006
CAMA Number: 041-006-000
Property Address: 78 EAST PUTNAM RD

Mailing Address: HARRIS ROBERT O & LOIS P
78 EAST PUTNAM RD
PUTNAM, CT 06260

Parcel Number: 041-014
CAMA Number: 041-014-000
Property Address: 59 EAST PUTNAM RD

Mailing Address: PEDREGON CHARLES A & BOONPLEUG
59 EAST PUTNAM RD
PUTNAM, CT 06260

Parcel Number: 041-022
CAMA Number: 041-022-000
Property Address: 301 CHASE RD

Mailing Address: HARWOOD CAROLE M
301 CHASE ROAD
PUTNAM, CT 06260



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8/28/2025

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Page 1 of 1



73 East Putnam Road Abutters

Putnam, CT

1 inch = 281 Feet



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August 28, 2025



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