

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

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

Absent: Joseph Nash

Agenda:

Continued 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. Bruce Fitzback reviewed the plans as the applicant was not present during the public hearing. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Derik Gagnon arrived after the close of his public hearing.

Continued the 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. Attorney Cotnoir requested a continuance of the public hearing. Motion by Mike Bogdanski to continue the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Continued the 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. K Mrunal Desai joined via zoom. He explained that the sign would not be visible entering the plaza as the building has an outward extension that would hide the sign. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened 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. John Rauh reviewed his plans and the water and oil separator that would be installed in the enclosed wash bay building. David Meurnier of the Knights of Columbus spoke in opposition stating that the access strip between the applicant's property and the Knights of Columbus leading to the rear of the Knights of Columbus has been utilized and maintained by the Knights of Columbus for years. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened 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. Scott Wojciechowski reviewed his proposal with the Board. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened 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. The applicants reviewed their plans with the Board. Motion by Mike Bogdanski to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the December 16, 2025, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Marnie Ciquera. ALL WERE IN FAVOR.

Correspondence:

Public Participation:

New Business:

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

Motion by Mike Bogdanski to approve, second by Glenn Godley. ALL WERE IN FAVOR.

Appeal # 2025-008 Sukpaseuth Phongsa & Khamphanh Phongsa – Variance -Reduce the 33 required parking spaces down to 22 parking spaces. setback of parking access from property line: from required 5 feet down to approximately 2 feet

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

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

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

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.

Motion by Glenn Godley to approve, second by Marnie Ciquera. ALL WERE IN FAVOR.

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.

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

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.

Motion by Glenn Godley to approve, second by Marnie Ciquera. ALL WERE IN FAVOR.

Other Business: VOTE REQUIRED

Election of Officers:

Motion by Marnie Ciquera for Scott Zadora as Chairman, second by Scott Zadora. ALL WERE IN FAVOR

Motion by Glenn Godley for Mike Bogdanski as Vice-Chairman, second by Marnie Ciquera. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing for the March 17, 2026, meeting. None

Motion by Mike Bogdanski to adjourn at 7:40 P.M., second by Glenn Godley. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

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