

Zoning Board of Appeals Hybrid Meeting
March 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 # 2025-008 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

Regular Meeting:

Review minutes of the February 17, 2026 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

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.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the April 21, 2026, meeting.

Adjournment.

Topic: ZBA Zoom Meeting

Time: Mar 17, 2026, 06:45 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83170210931?pwd=qKMTFjwHlqkZ37Mj1LQzuJfl7WSajM.1>

Meeting ID: 831 7021 0931

Passcode: 4z7aGa

By phone

929 205 6099 US (New York)

Meeting ID: 831 7021 0931

Passcode: 945742

Find your local number: <https://us06web.zoom.us/u/keA4oyt6lk>

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.

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

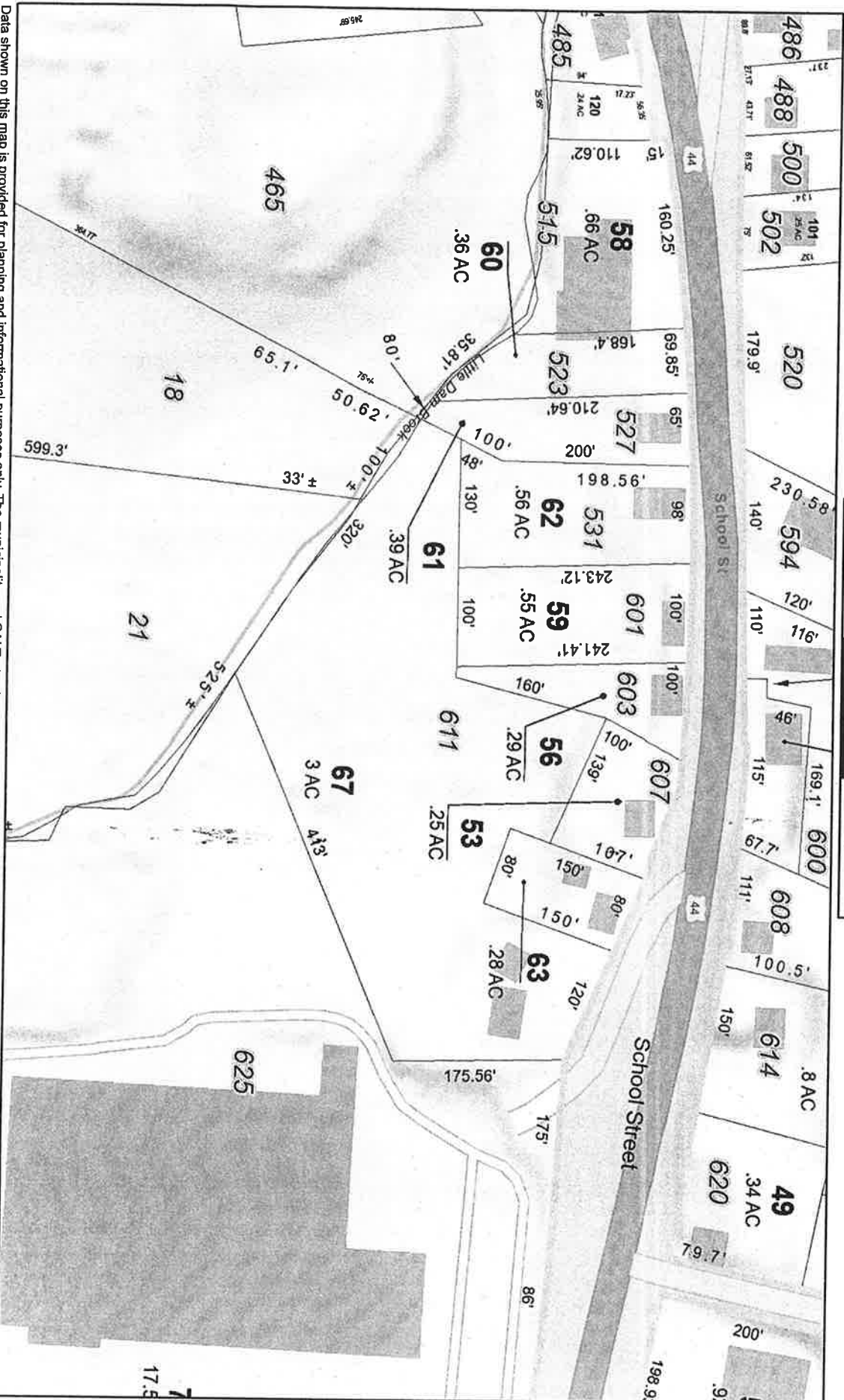
Putnam, CT

1 inch = 141 Feet



CAI Technologies
Precision Mapping. Aerial Solutions.

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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

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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

11/3/2025

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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

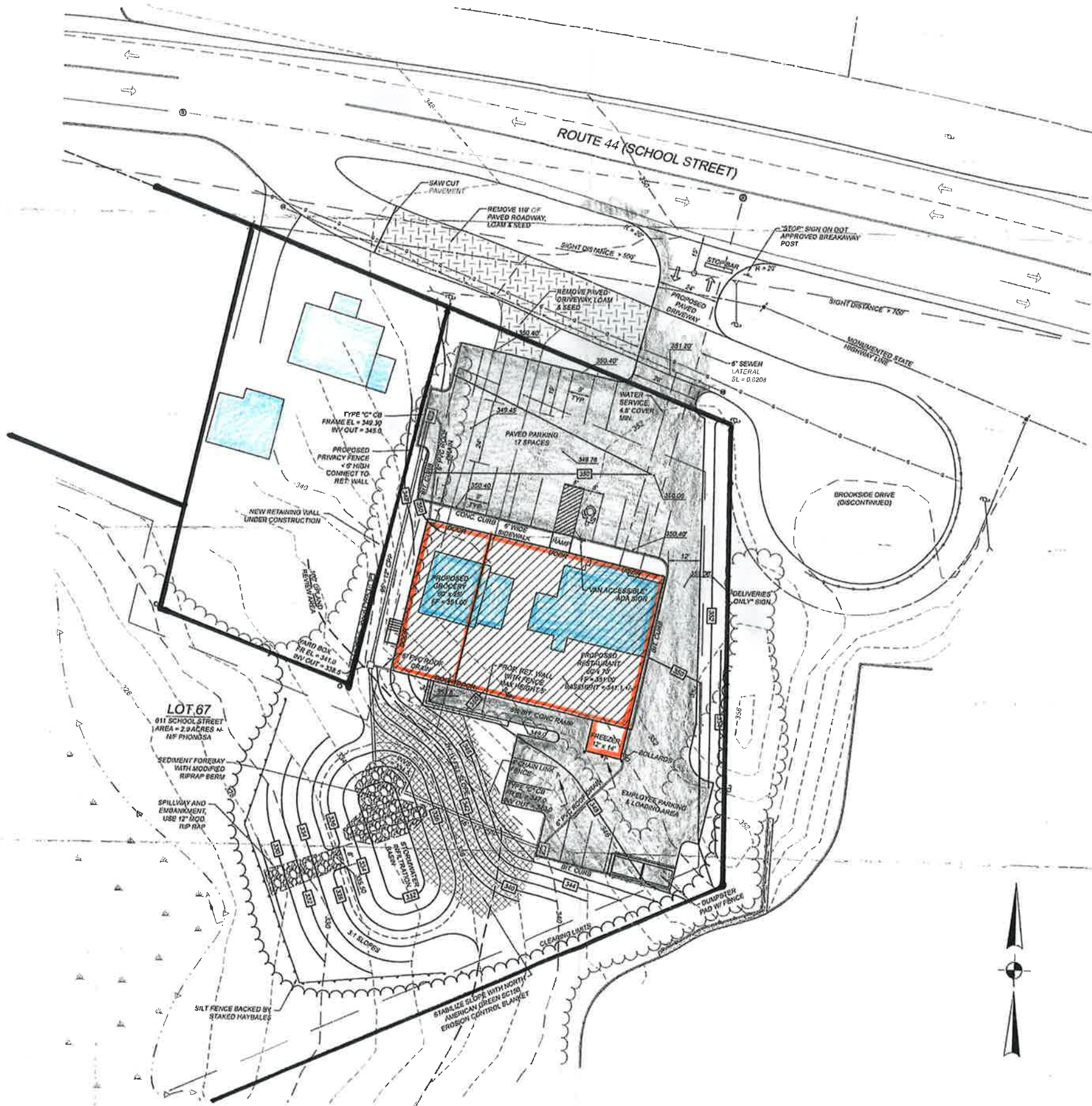
⑈020536⑈ ⑆222370440⑆ 01 90 35993⑈

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 VIGANT & MARIE VIGANT, PUTNAM CT" BY GILBERT PERRYCE, DATED NOV 12, 1978, SCALE 1" = 40'. ON FILE AS MAP #577.

(C) "COMPACTION 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 #1501.

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

DANIEL BLANCHETTE DATE 3/13/24 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 67

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
860-423-9120
JDSITEDESIGNS.COM

0' 20' 40' 60'
GRAPHIC BAR SCALE

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

SITE DEVELOPMENT PLAN
FOR
PROPOSED GROCERY STORE
AND RESTAURANT

611 SCHOOL STREET - PUTNAM CT

DATED: JUNE 16, 2025

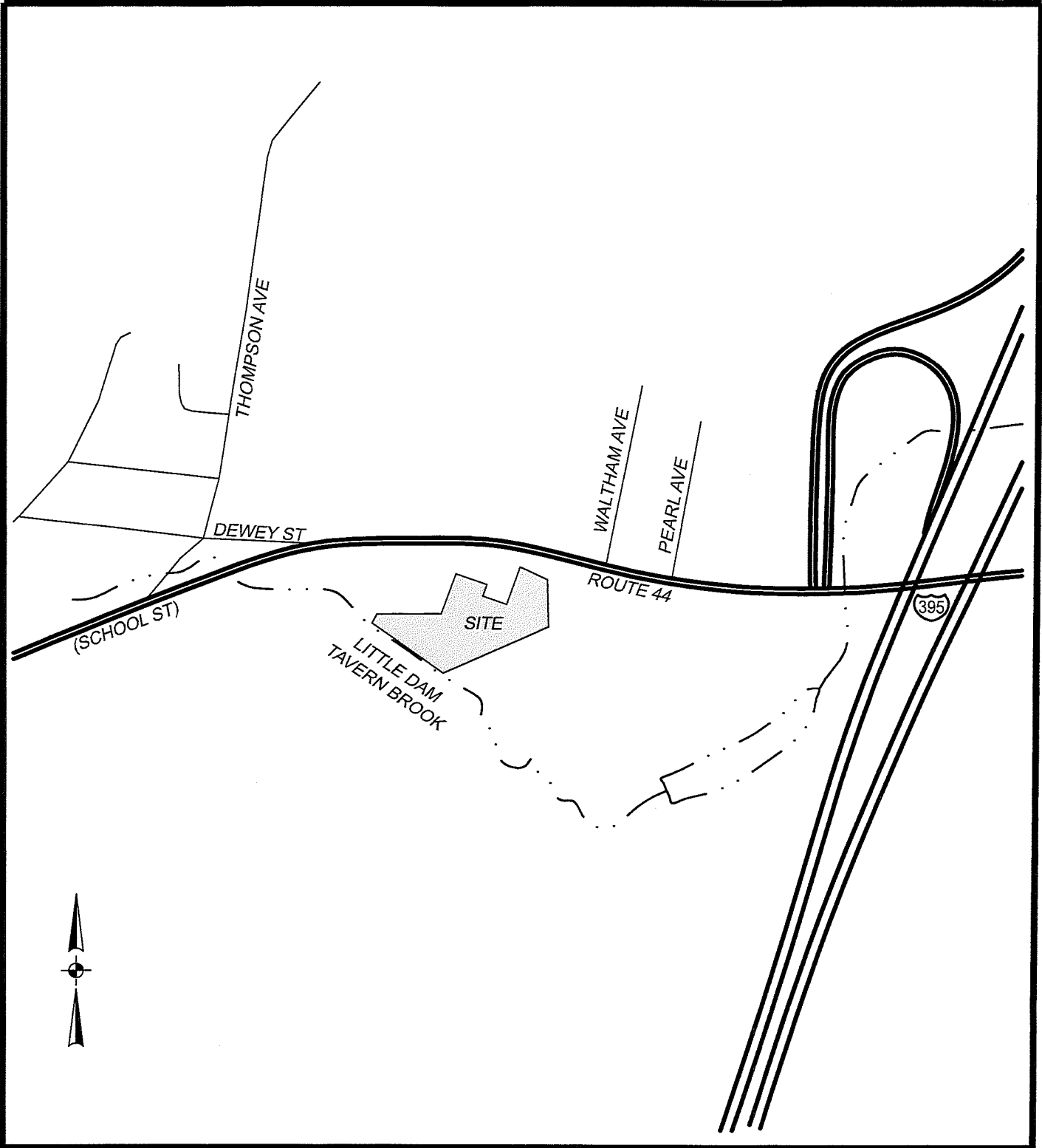
REVISED: JULY 14, 2025

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

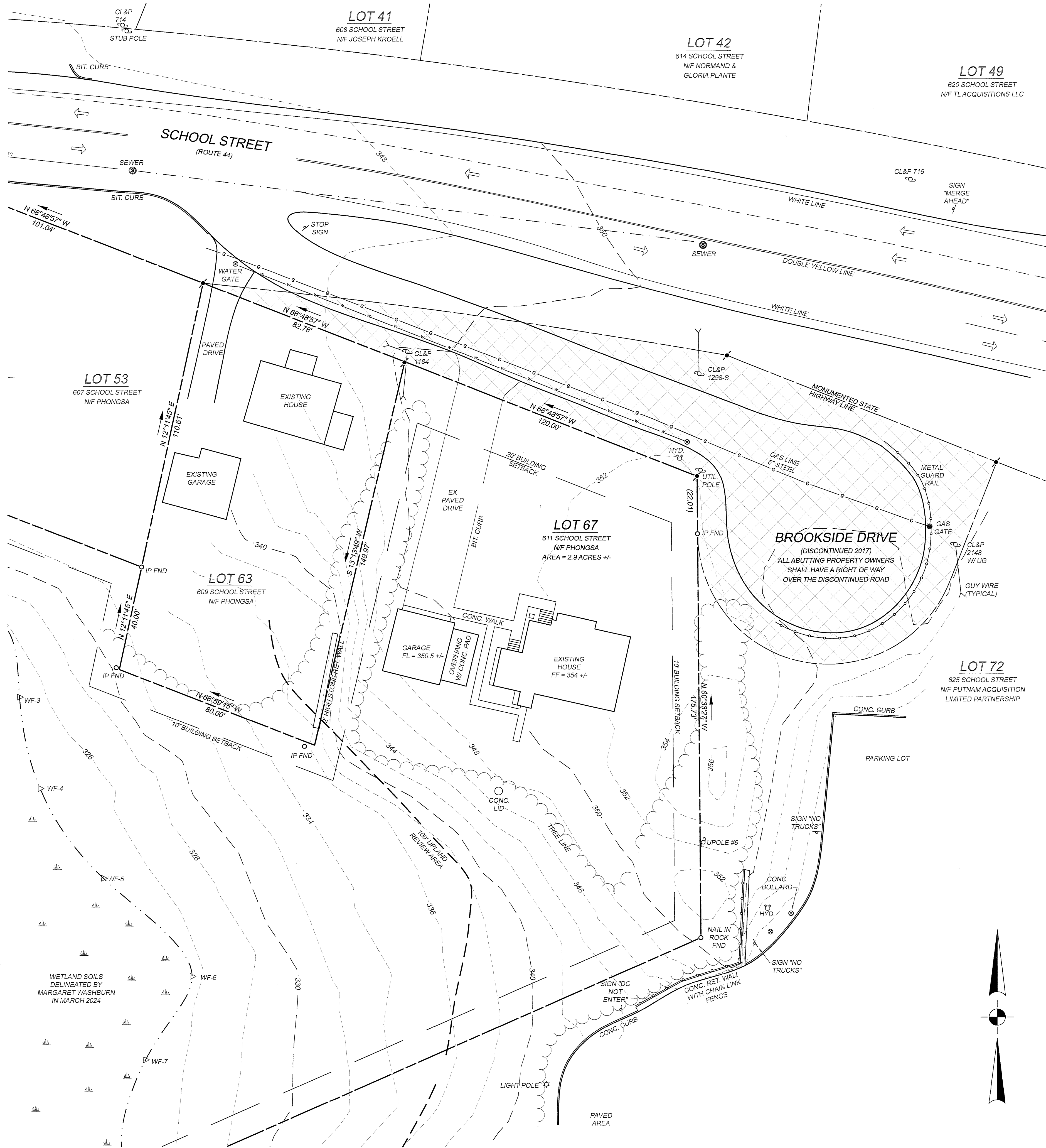
ZONE: HIGHWAY COMMERCIAL DISTRICT

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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



**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) "COMPILATION 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

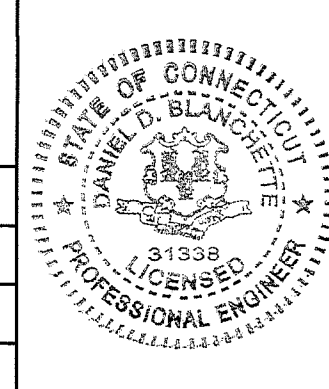
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SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67



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

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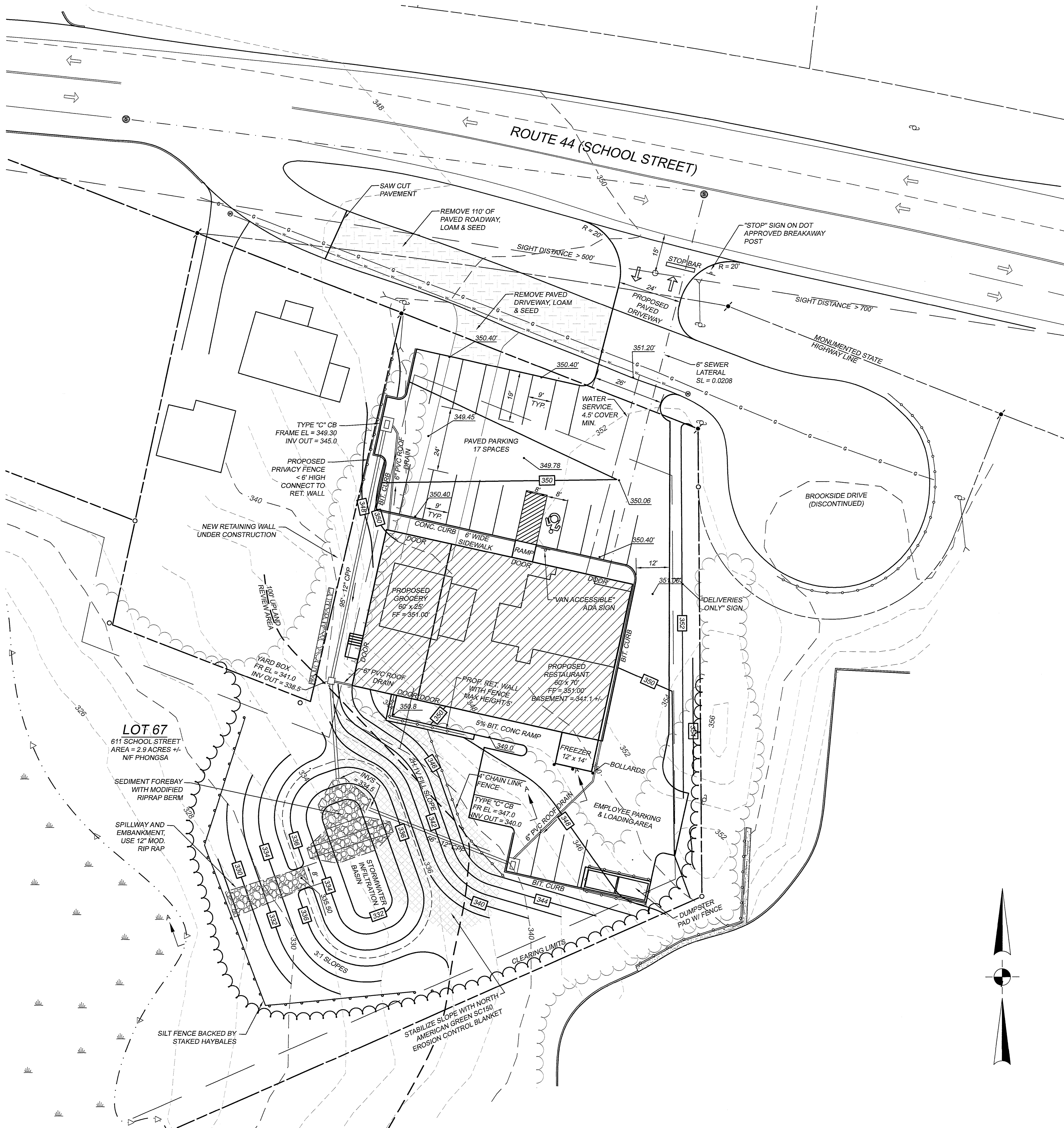


SIGNAGE

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SURVEY TYPE: PROPERTY SURVEY & TOPOGRAPHIC

ACCURACY: CLASS A2, CLASS T2

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(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 #1507.

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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

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MAP 26 LOT 53

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LEGEND

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

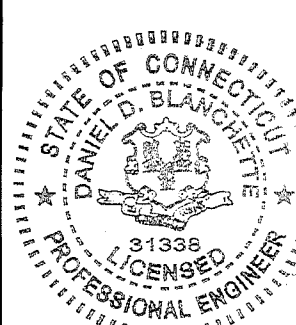
SITE DEVELOPMENT PLAN
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67

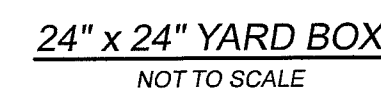
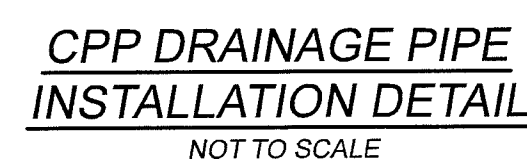
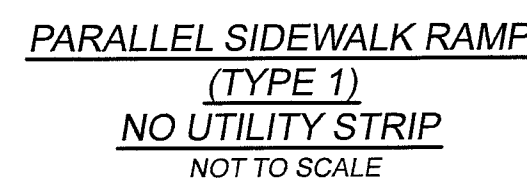
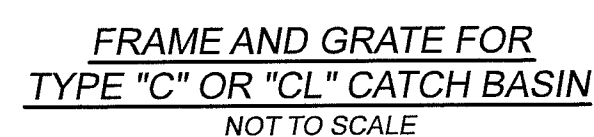


J&D SITE DESIGNS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM

0' 20' 40' 60'
GRAPHIC BAR SCALE

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





- NOTES**
1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL.
 2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 3. SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
 4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.



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.

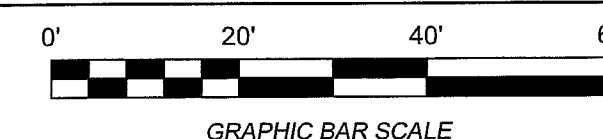
1. KEEP LAND DISTURBANCE TO A MINIMUM - THE MORE LAND THAT IS IN VEGETATIVE COVER, THE MORE SURFACE WATER WILL INFILTRATE INTO THE SOIL, THUS MINIMIZING STORMWATER RUNOFF AND POTENTIAL EROSION. KEEPING LAND DISTURBANCE TO A MINIMUM NOT ONLY INVOLVES MINIMIZING THE EXTENT OF EXPOSURE AT AN ONE TIME, BUT 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 STRAIN 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 UNCONTROLLED AREAS 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.

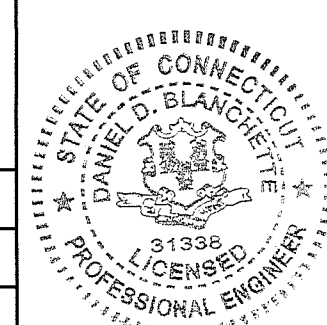
1. *DO NOT RELY EXCLUSIVELY ON PERIMETER EROSION CONTROL DEVICES.*
2. *CONTROL EROSION AND SEDIMENTATION BY INSTALLING INTERNAL EROSION CONTROL IN THE SMALLEST DRAINAGE AREA POSSIBLE.*
3. *DIRECT RUNOFF FROM SMALL DISTURBED AREAS TO ADJOINING UNDISTURBED VEGETATED AREAS.*
4. *CONCENTRATED RUNOFF SHOULD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

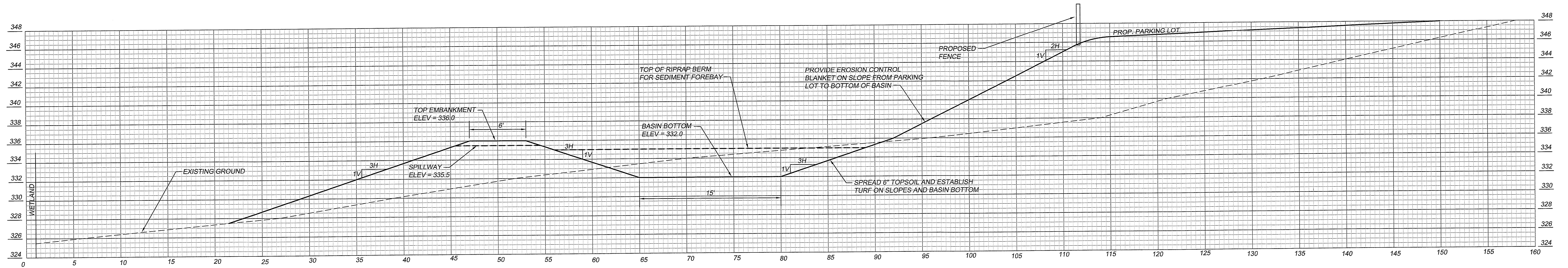
1. ALL PROPOSED WORK SHALL CONFORM TO "2023 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.
2. SEDIMENT TRAPS SHALL BE INSTALLED AS RECOMMENDED IN THE 2023 CT E&S GUIDELINES. EACH SEDIMENT TRAP SIZING IS BASED UPON CONTAINING 134 CY PER ACRE OF DRAINAGE AREA, HALF OF WHICH SHALL BE WET STORAGE.
3. 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.

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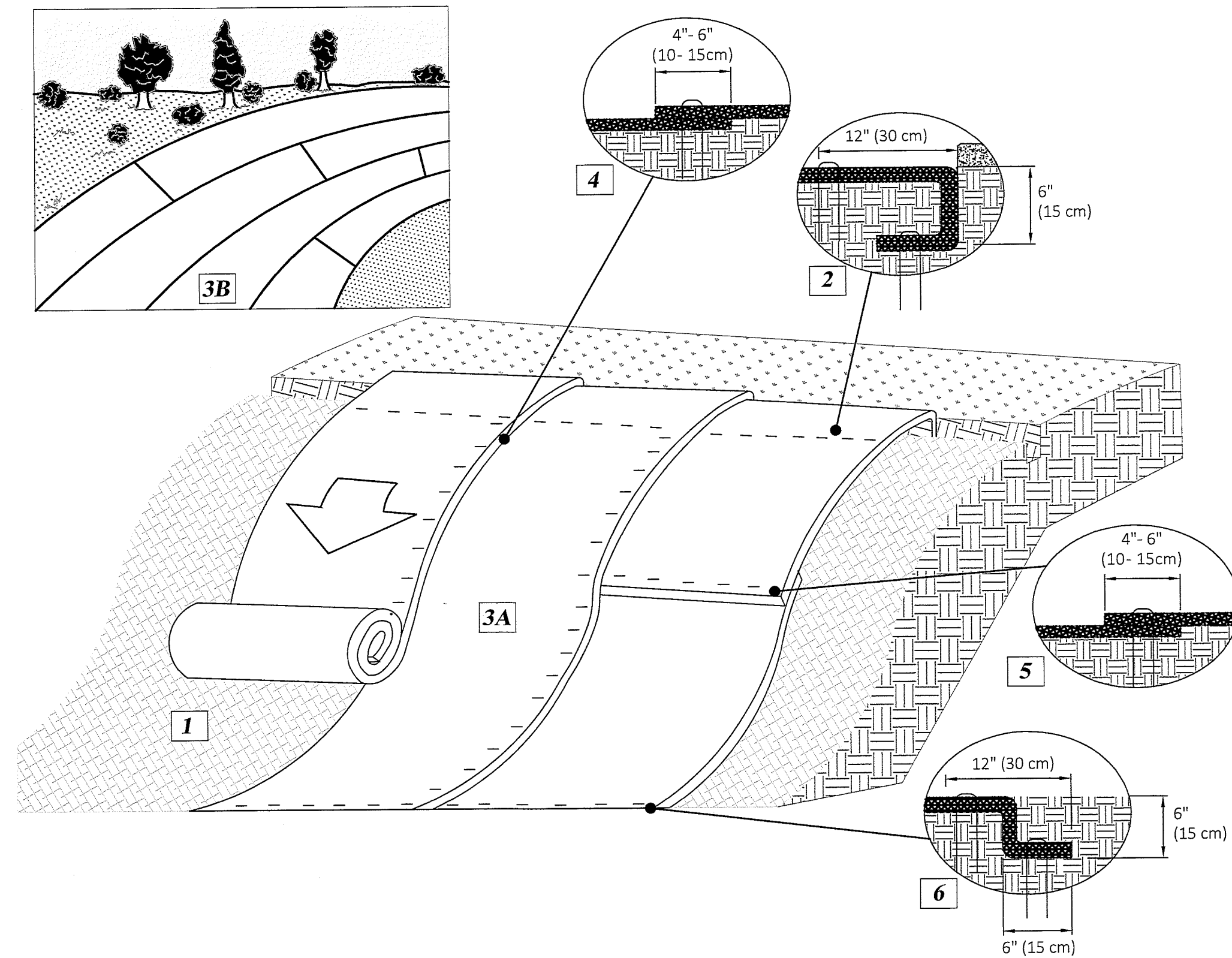
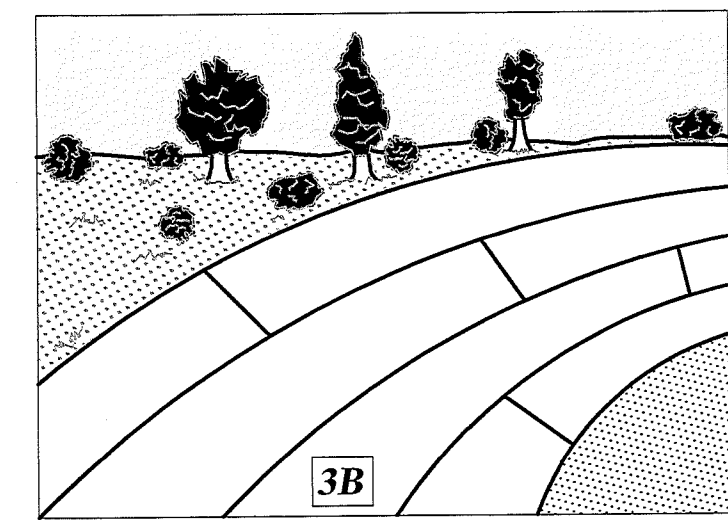


JOB NO: 25016	SCALE: AS NOTED
DATE: JUNE 16, 2025	SHEET: 4 OF 5
REVISIONS: JULY 14, 2025 TOWN COMMENTS:	





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

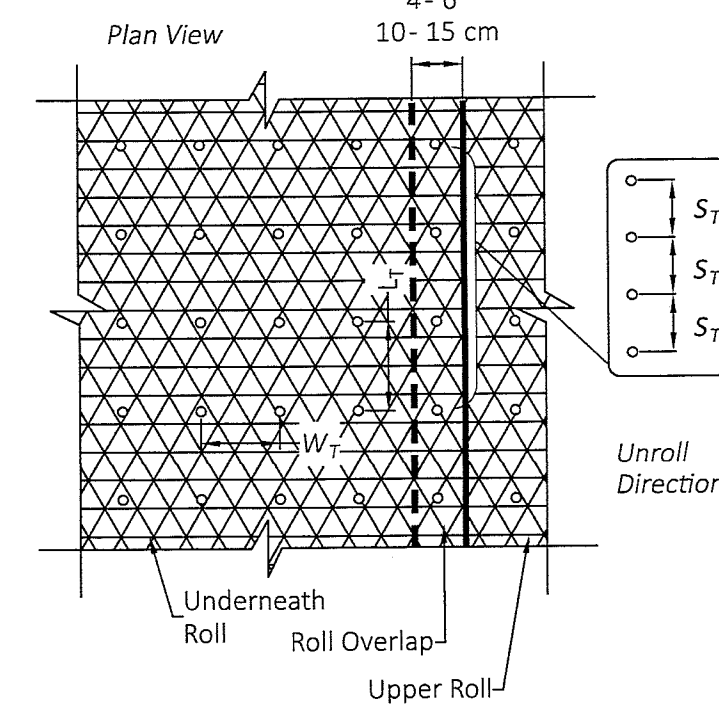


EROSION CONTROL BLANKET SLOPE INSTALLATION DETAIL
NOT TO SCALE

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 VMMax 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 VMMax (TRM) or TMax (HPTRM) materials.

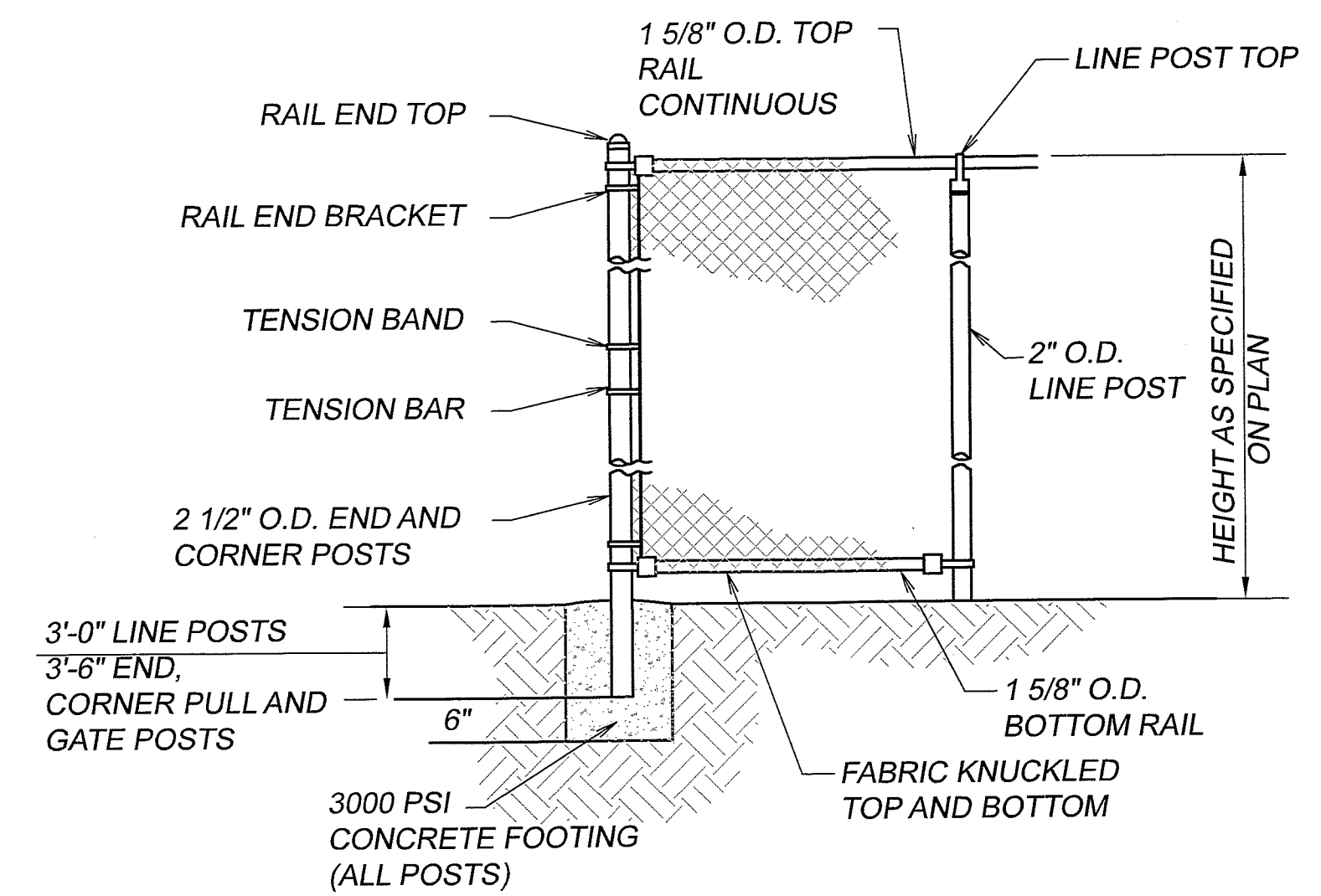
Staple Pattern Guide



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

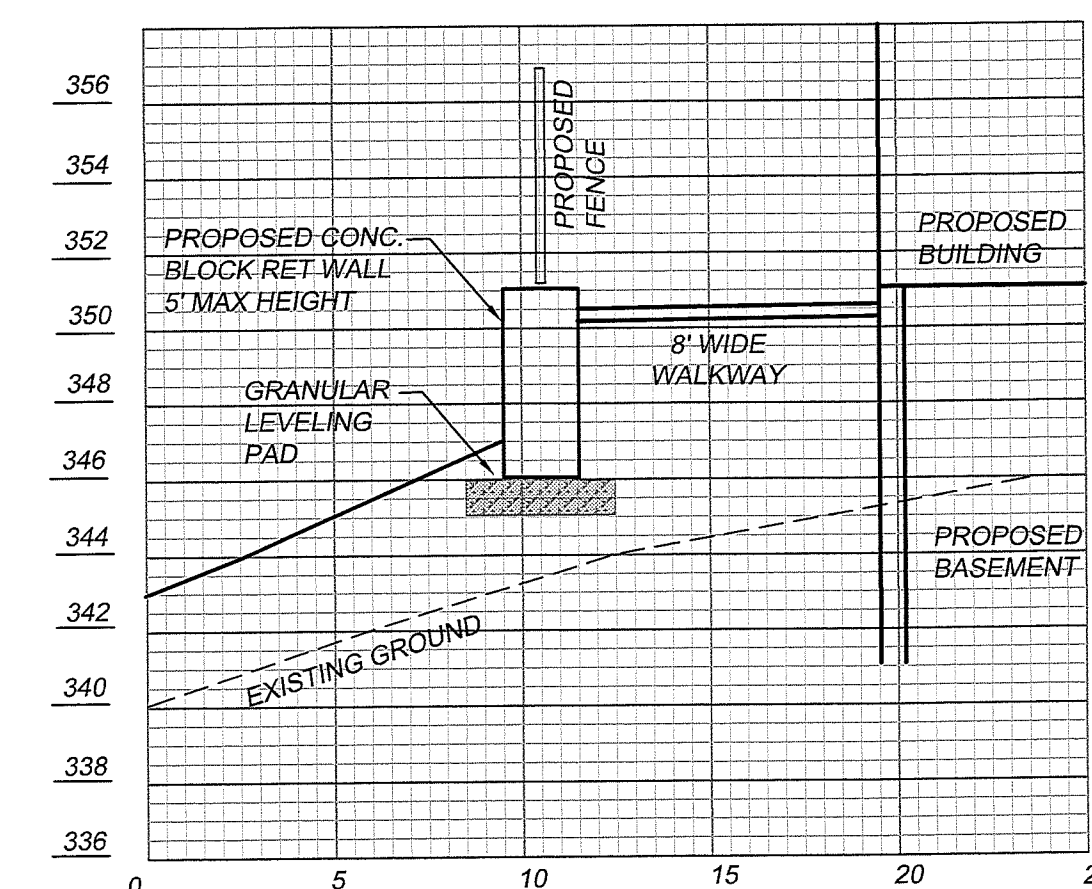
Dimension	C	D
W_T	30" (75 cm)	24" (60 cm)
L_T	30" (75 cm)	20" (50 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)

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



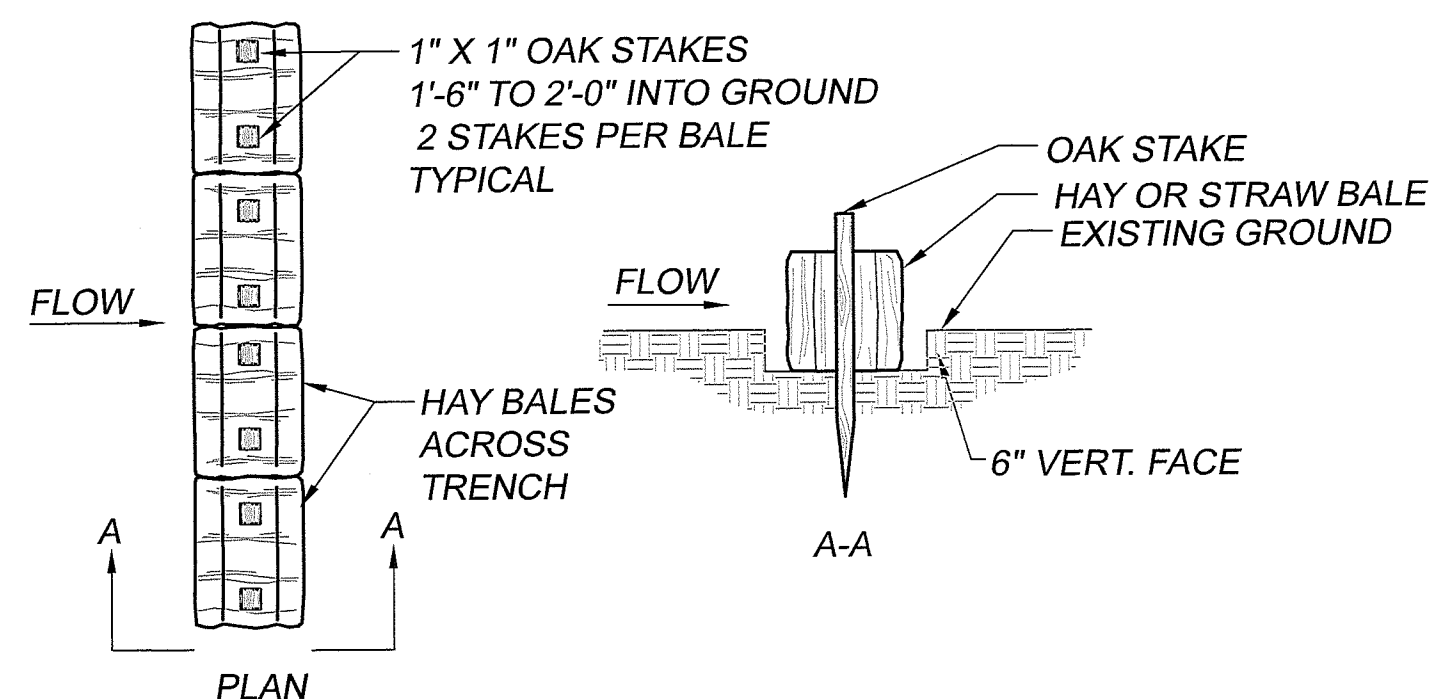
NOTE: ALL COMPONENTS SHALL HAVE BLACK EPOXY COATING

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

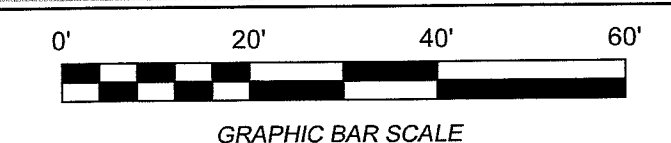


HAYBALE EROSION CONTROL
NOT TO SCALE

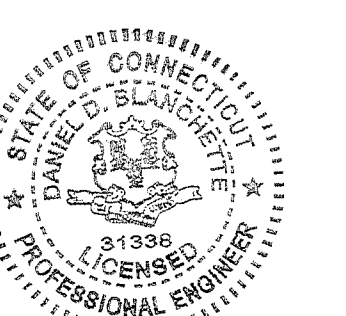
CONSTRUCTION DETAILS
PREPARED FOR
SUKPASEUTH PHONGSA
611 SCHOOL STREET, PUTNAM CT
MAP 26 LOT 67



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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