

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

Present: Patricia Hedenberg-Chairman, Douglas Taylor-Vice Chairman, Elisabeth Thompson, Nick Huston

Agenda:

Opened 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 use of the facility is solely for storage, order fulfillment and business to business distribution. Property located at 245 Kennedy Drive, Assessors Map 011, Lot 161, Zoned GC. The applicant is the present owner of Dragon Vape located in town. He has 5 stores located in Connecticut. The distribution facility would be for wholesale distribution only. Motion by Lisa-Jean Clifford to close the public hearing, second by Elisabeth Thompson. ALL WERE IN FAVOR.

Opened 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. The applicant was present and reviewed his proposal. Motion by Lisa-Jean Clifford to close the public hearing second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

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

Motion by Douglas Taylor to approve the minutes, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Correspondence:

Motion by Lisa-Jean to move correspondence to the discussion portion under Other Business, second by Douglas Taylor. ALL WERE IN FAVOR.

New Business:

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

Motion by Lisa-Jean Clifford to approve, second by Douglas Taylor. ALL WERE IN FAVOR.

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

Motion by Douglas Taylor to approve, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Other Business:

Elaine Sistare distributed and reviewed the 5-year Capital Improvement Plan.

Motion by Douglas Taylor to give a positive recommendation for the 2027 year only, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

POCD – Discussion on latest update

Elisabeth Thompson stated the importance of seating members to the Conservation Commission.

Discussion was generated on listing of historical places within the POCD. i.e. The old church located on the green on Liberty Highway as being one of them.

Review of the proposed ordinance for Zoning Citations.

Motion by Nick Huston to table, second by Elisabeth Thompson. ALL WERE IN FAVOR.

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

Town of Putnam - Brian Lynch, WPCA Superintendent – 4 Kennedy Drive - Special Permit of Exception construction of a gravity thickener within the Regulatory Floodway

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

Ashley & Luke Walker – 44 Blood Road – 3 lot subdivision

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

Bruce Fitzback informed the Commission he issued a “Cease & Desist” for Montana Nights as he recently learned they were advertising adult entertainment.

Motion by Lisa-Jean Clifford adjourn at 8:48 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

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