

Planning & Zoning Commission Hybrid Meeting
March 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 # 2026-03 Luke & Ashley Walker request for approval of a 3-lot subdivision consisting of 31.42 acres. Property is located at 44 Blood Road, Town Assessors Map 35, Lot 21, Zoned AG-2. VOTE REQUIRED

Public hearing on Docket # 2026-04 Town of Putnam - Brian Lynch, WPCA Superintendent, requests a Zoning Permit and Special Permit of Exception pursuant to Section 605 (B) (3) of the Town of Putnam Zoning Regulations to allow construction of a gravity thickener within the Regulatory Floodway at the Water Pollution Control Facility (WPCF). Property is located at 4 Kennedy Drive, Town Assessors Map 37, Lot 81, Zoned WWTF. VOTE REQUIRED

Regular Meeting:

Review the minutes of the February 18, 2026, meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2026-03 Luke & Ashley Walker – 44 Blood Road – 3 Lot subdivision

Docket # 2026-04 Town of Putnam, Brian Lynch, WPCA Superintendent-4 Kenndy Drive - Special Permit Construction of a gravity thickener within the Regulatory Floodway at the Water Pollution Control Facility.

Other Business: VOTE REQUIRED

Accepting new applications for public hearing on April 15, 2026, meeting if applicable. VOTE REQUIRED

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

Adjournment.

Topic: Planning & Zoning Zoom Meeting
Time: Mar 18, 2026 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting

<https://us06web.zoom.us/j/85690128102?pwd=kBOesZgbyglAaEaTKXljHpU7ALcqjS.1>

Meeting ID: 856 9012 8102

Passcode: 6iyfEe

By Phone

• +1 929 205 6099 US (New York)

Meeting ID: 856 9012 8102

Passcode: 847735

Find your local number:

<https://us06web.zoom.us/j/kcV7b0qJfd>

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.



APPLICATION # _____

DATE RECEIVED

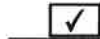
1-14-2026

SCHEDULED MEETING DATE

3-18-2026
CL#1469 2-6-26

PLANNING COMMISSION

Check one:



APPLICATION FOR SUBDIVISION



APPLICATION FOR RE-SUBDIVISION



CORRECTION OF AN EXISTING NON-CONFORMANCE

APPLICANT AND ENGINEER

Name of Applicant Luke & Ashley Walker Phone # 860 377 1322
Applicant's Address 44 Blood Road, Putnam, Ct 06260
Engineer pc survey associates, llc / Normand Thibeault, P.E. Phone # 860 774 6230 / 860 779 7299
Engineer's Address 63 Snake Meadow Road, Killingly, CT 06239 / 114 Westcott Road PO Box 421 Killingly, CT 06241
Owner (if different from applicant) Same
Owner's Address _____ Phone # _____

PROPERTY INFORMATION

Subdivision Name: _____
Number of Lots 3 Total Acreage 31.42
Zoning Classification AG2 Location 44 Blood Road
Assessor's Map # 35 Lot # 21
Does this plan encompass or is it adjacent to: x Wetlands _____ Flood Hazard Area _____ Aquifer
If this application is for a re-subdivision: Original approval date _____ Town Clerk's Map # _____

SUBDIVISION IMPROVEMENTS

Sewage Disposal: x Private _____ Public _____ Drinking Water: x Private _____ Public _____

IMPROVEMENT LIST

Total length of new street measured at centerline: n/a
Total length of curbs for new streets: n/a
Total length of sidewalks for development: n/a
Total number of catch basins: n/a
Total number of manholes: Drainage: n/a Sanitary Sewer: n/a
Total length of drain pipes: 10" n/a 12" _____ 15" _____ 18" _____
Other: Size: n/a Length _____
Total length of water pipes: 6" n/a 8" _____ 12" _____ 16" _____
Other: Size: n/a Length _____
Total length of sanitary sewers: 8" n/a 10" _____ 12" _____ 15" _____
Other: Size: n/a Length _____
Total number of permanent bounds: _____
Approximate cubic yards of rock and ledge excavation: _____
Approximate cubic yards of gravel excavation: _____
Approximate cubic yards of fill: _____

APPLICATION CHECKLIST

The following check list is to be completed by the applicant to insure that all required material is submitted. Failure to submit all required material shall cause the submission to be deemed incomplete. Any incomplete applications will be rejected by the Planning Commission. The Commission will use this form to verify that all required material has been received.

<u>SUBDIVISION PLAN</u>	<u>Applicant's Checklist</u>	<u>Planning Commission's Checklist</u>
Name of Subdivision	☐	☐
Name, Address & Phone # of Owner	☐	☐
Name, Address & Phone # of Applicant	☐	☐
Name, Address & Phone # of Engineer	☐	☐
Date	☐	☐
North Arrow	☐	☐
Scale (1" - 40')	☐	☐
Location Map (1" - 1000')	☐	☐
Zoning Classification/Municipal Boundary Line	☐	☐
Existing and proposed contours	☐	☐
Property location with respect to surrounding property & streets	☐	☐
Names of adjoining property owners	☐	☐
Names of adjoining streets	☐	☐
Location of all water bodies, streams & other pertinent features (swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, signs)	☐	☐
Location of existing and proposed streets, easements and other rights-of-way and their names	☐	☐
Location, dimension, area & building setback lines of all proposed & existing lots	☐	☐
Location of groundwater test holes	☐	☐
Location & dimension of property to be dedicated to the Town	☐	☐
Bearings and lengths of all lines and all curve data	☐	☐
Location of all monuments, iron pins and drill holes	☐	☐
Location of 50-foot wetland buffer zone (no activity)	☐	☐
Location of proper soil, erosion and sediment control	☐	☐
Location of proposed building and septic system	☐	☐
Calculation for proposed Performance Bond	☐	☐
Calculation for street intersection sight lines	☐	☐
Signature boxes for Commission: Planning, Expiration date, Wetland and Zoning (if applicable)	☐	☐
Approval from Northeast District Department of Health	☐	☐

FEE SCHEDULE

Public Hearing Fee:	\$175.00	Due with Application
Sub-Division & Re-Subdivision Fee:	\$100.00/Per Lot	Due with Application
Inspection of construction of new or rebuilt road, drainage and other site improvements:	2% of estimated cost	Due within one (1) week of final approval of application

Town of Putnam 126 Church Street Putnam, CT 06260 (860) 963-6803 Phone (860) 963-5398 Fax

Checka Unlimited 1-800-210-0455 www.checkaunlimited.com

1469



LUKE WALKER
44 BLOOD ROAD
PUTNAM, CT 06260

DATE 2/6/26

PAY TO
THE ORDER OF

PAY TO Town of Astoria
THE ORDER OF

\$595.00

five hundred ninety five 01100

DOLLARS

Security Feature
included.
Details on Back.

PUTNAM BANK

A DIVISION OF CENTREVILLE
WWW.CENTREVILLEBANK.COM

MEMO

MEMO Blood Ref

"000906728"

[illegible]

SUBDIVISION OF LAND OF
LUKE & ASHLEY WALKER
44 BLOOD ROAD
PUTNAM , CONNECTICUT
JANUARY 2026

REVISED 2/25/2026

N/F
JANET D. & THOMAS J. AUCLAIR, TRUSTEES
VOL. 813, PG. 161
MAP 35 , LOT 14

N/F
SHANE DIPINTO
VOL. 849, PG. 379
MAP 35 , LOT 12

N/F
JOHN DANELLA
VOL. 749, PG. 22
MAP 35 , LOT 19

N/F
STEPHEN C. DESALVIO
MAP 35 , LOT 22

N/F
ROBERT P. WHITE
KAREN M. WHITE
MAP 35 , LOT 23

N/F
ROSS A. SWARD
JOANNE L. SWARD
MAP 35 , LOT 24

N/F
ROBERT J. DINOBILE
LUCIANA A. DINOBILE
MAP 35 , LOT 26

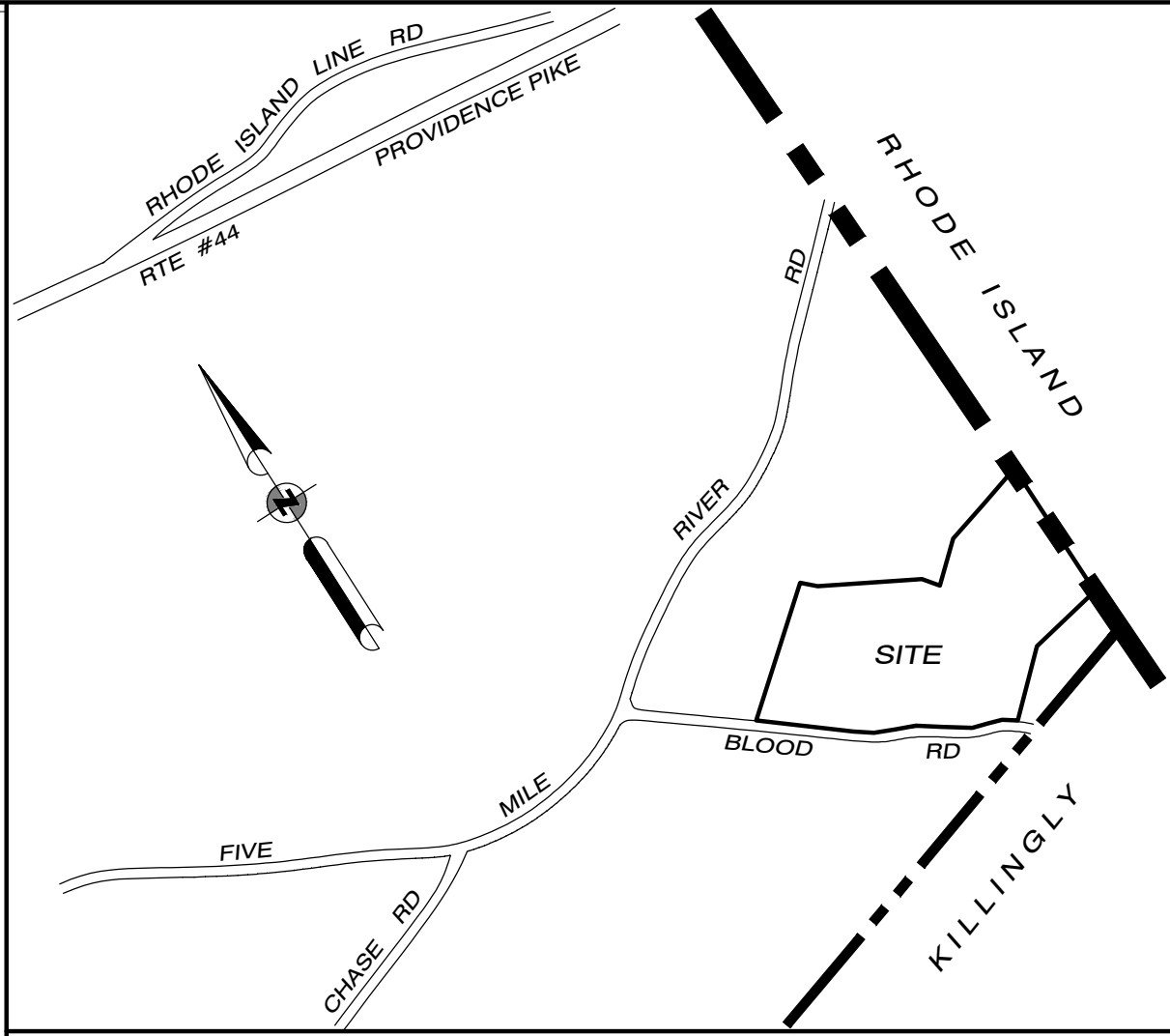
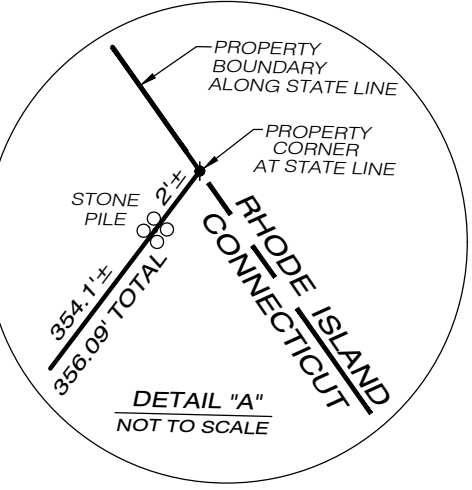
N/F
BRUCE M. YUILL
ELIZABETH L. YUILL
MAP 42 , LOT 1

N/F
DONNA F. CHUNKO
LAUREN B. CHUNKO
MAP 42 , LOT 2

N/F
CHRISTOPHER MCGRATH
ELLEN S. MCGRATH
VOL. 178, PG. 188
MAP 35 , LOT 25

N/F
ROBERT W. TETRAULT, JR
BONNIE L. TETRAULT
MAP 42 , LOT 3

SCALE: 1" = 100'



LOCATION MAP 1" = 1000'

SOILS	
15	SCARBORO MUCK, 0 TO 3 PERCENT SLOPES
34A	MERRIMAC FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
38B	HINCKLEY LOAMY SAND, 3 TO 15 PERCENT SLOPES
58C	GLOUCESTER GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
75C	CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY
108	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
108B	SACO SILT LOAM, FREQUENTLY PONDED, 0 TO 2 PERCENT SLOPES

ZONING DISTRICT: AG-2
TOTAL SUBDIVISION AREA = 31.42 ACRES

THIS IS A DIGITAL COPY OF AN ORIGINAL MAP AND AS SUCH IS
SUBJECT TO POTENTIAL MANIPULATION OR CHANGE BY OTHERS.
THEREFORE, NO CERTIFICATION IS EXPRESSED OR IMPLIED AS TO
ITS ACCURACY TO THE END USER.

NOTE:

1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1
THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES
"STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS
ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS
A COMPILATION MAP CONFORMING TO HORIZONTAL ACCURACY CLASS "D". NO
SURVEYOR'S BOUNDARY OPINION IS EXPRESSED. THIS MAP IS BASED ON
OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS
NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A
FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD
SURVEY MAY DISCLOSE.

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

PAUL A. TERWILLIGER, L.S. NO. 70155

1/7/2026
DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE
EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

APPROVED BY THE PUTNAM INLAND WETLANDS
& WATERCOURSES COMMISSION

CHAIRMAN

DATE

APPROVED BY THE PUTNAM PLANNING & ZONING COMMISSION

CHAIRMAN

DATE

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED,
APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS
REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

OWNER/APPLICANT: LUKE & ASHLEY WALKER
44 BLOOD ROAD
PUTNAM, CT 06260

SURVEYOR: PC SURVEY ASSOCIATES, LLC
63 SNAKE MEADOW RD
KILLINGLY, CT 06239

ENGINEER: NORMAND THIBEAULT, P.E.
KILLINGLY ENGINEERING ASSOCIATES
DANIELSON, CT 06239

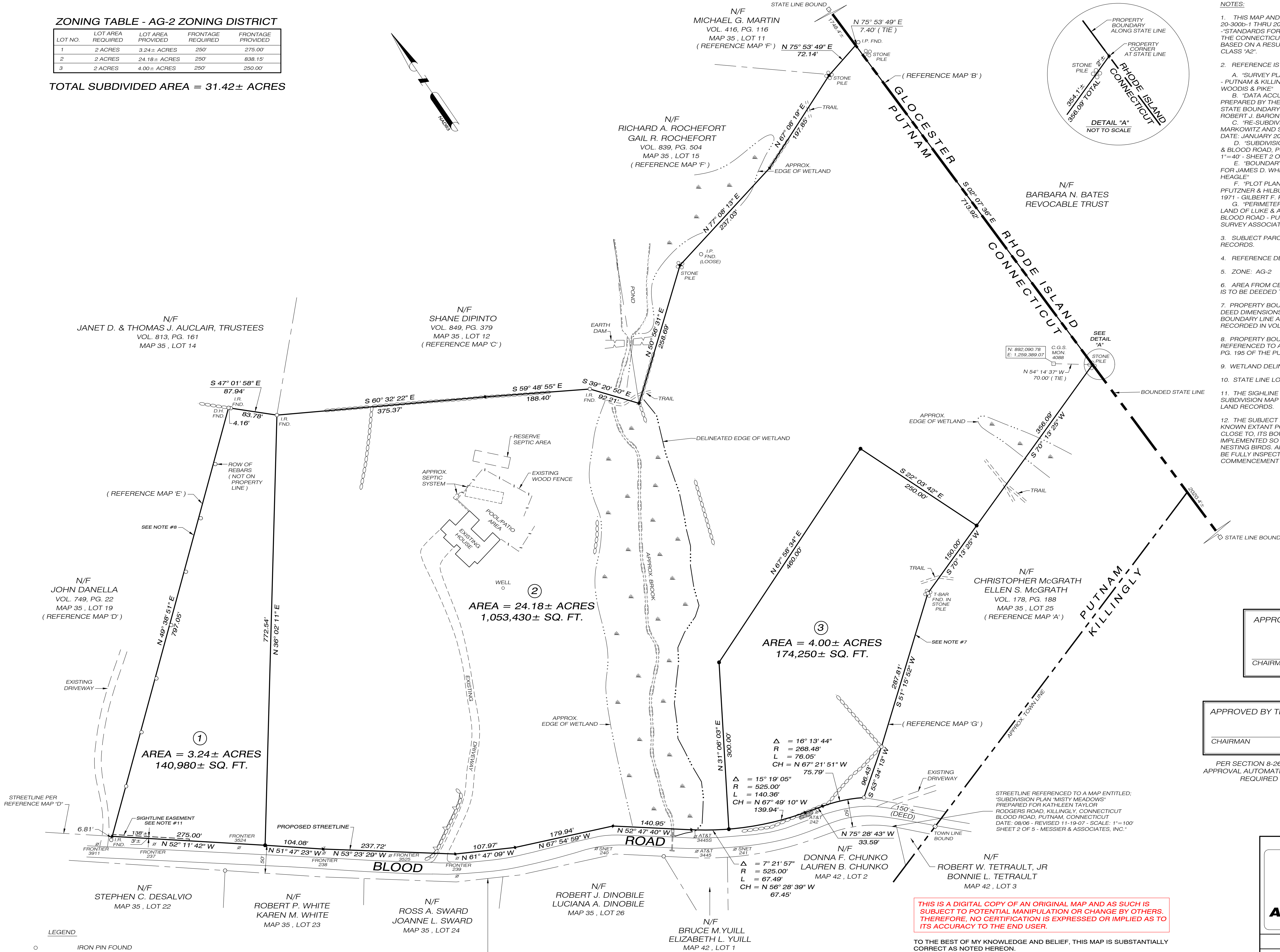
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SUBDIVISION MAP
SHEET 3	LOT DEVELOPMENT PLAN
SHEET 4	EROSION CONTROL & CONSTRUCTION DETAILS

ZONING TABLE - AG-2 ZONING DISTRICT

LOT NO.	LOT AREA REQUIRED	LOT AREA PROVIDED	FRONTAGE REQUIRED	FRONTAGE PROVIDED
1	2 ACRES	3.24± ACRES	250'	275.00'
2	2 ACRES	24.18± ACRES	250'	838.15'
3	2 ACRES	4.00± ACRES	250'	250.00'

TOTAL SUBDIVIDED AREA = 31.42± ACRES



NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP BASED ON A RESURVEY & ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2".
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "SURVEY PLAN - LAND OF JOHN M. McGRATH & CHRISTINE McGRATH - BLOOD ROAD - PUTNAM & KILLINGLY, CONNECTICUT - SCALE: 1"=200' - DATE: 5/15/1988 - KIELTYKA, WOODIS & PIKE"
 - "DATA ACCUMULATION PLAN - CONNECTICUT/RHODE ISLAND STATE BOUNDARY LINE PREPARED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION - CT/RI STATE BOUNDARY LINE SURVEY - SCALE: 1"=400' - JUNE 2012 - THOMAS A. HARLEY, P.E., ROBERT J. BARON, P.L.S. - SHEET 15 OF 18 - PROJECT NO. 173-351"
 - "RE-SUBDIVISION MAP - PROPERTY LINE RELOCATION PREPARED FOR MICHAEL P. MARKOWITZ AND STACIA J. MARKOWITZ - FIVE MILE RIVER ROAD, PUTNAM, CONNECTICUT - DATE: JANUARY 2018 - SCALE: 1"=40' - SHEET 1 OF 3 - PC SURVEY ASSOCIATES, LLC"
 - "SUBDIVISION MAP PREPARED FOR STEVEN A. DECUBELLIS - FIVE MILE RIVER ROAD & BLOOD ROAD, PUTNAM, CONNECTICUT - DATE: 3/26/2007 - REVISED 7/17/2007 - SCALE: 1"=40' - SHEET 2 OF 4 - PROVOST & ROVERO, INC."
 - "BOUNDARY LINE AGREEMENT MAP - WHEELER & MAHEU PROPERTY - PREPARED FOR JAMES D. WHEELER - PUTNAM, CONN. - SCALE: 1"=40' - DATE: 8/15/06 - MEGSON & HEAGLE"
 - "PLOT PLAN OF LAND TO BE CONVEYED BY FANNY PFUTZNER TO GUSTAV PFUTZNER & HILBURG G. PFUTZNER - PUTNAM, CONNECTICUT - SCALE: 1"=80' - FEB. 2, 1971 - GILBERT F. PERRY"
 - "PERIMETER SURVEY - MAP OF PROPOSED BOUNDARY LINE AGREEMENT BETWEEN LAND OF LUKE & ASHLEY WALKER AND LAND OF CHRISTOPHER & ELLEN S. McGRATH - BLOOD ROAD - PUTNAM, CONNECTICUT - DATE: NOVEMBER 2025 - SCALE: 1"=40' - PC SURVEY ASSOCIATES, LLC"
- SUBJECT PARCEL IS SHOWN AS MAP 35, LOT 21 OF THE PUTNAM ASSESSOR'S RECORDS.
- REFERENCE DEED: VOL. 856, PG. 867 OF THE PUTNAM LAND RECORDS.
- ZONE: AG-2
- AREA FROM CENTERLINE OF BLOOD ROAD TO THE PROPOSED STREETLINE DEPICTED IS TO BE DEEDED TO THE TOWN OF PUTNAM FOR ROADWAY PURPOSES.
- PROPERTY BOUNDARY DEPICTED ALONG LAND OF McGRATH IS BASED ON McGRATH DEED DIMENSIONS, RECORDED MAPS AND FIELD EVIDENCE AND IS SUBJECT TO A BOUNDARY LINE AGREEMENT BETWEEN WALKER & McGRATH DATED 12/31/2025 RECORDED IN VOL. 875, PG. 76 OF THE PUTNAM LAND RECORDS.
- PROPERTY BOUNDARY BETWEEN LAND OF DANELLA AND THE SUBJECT PROPERTY IS REFERENCED TO A BOUNDARY LINE AGREEMENT DATED 2/13/2007 RECORDED IN VOL. 583, PG. 195 OF THE PUTNAM LAND RECORDS.
- WETLAND DELINEATION WAS PERFORMED ON 9/4/2025 BY JOSEPH R. THEROUX, CPSS.
- STATE LINE LOCATION IS BASED ON COORDINATE DATA FROM REFERENCED MAP "B".
- THE SIGHTLINE EASEMENT OVER PROPOSED LOT 1 WAS SHOWN ON REFERENCED SUBDIVISION MAP "D". NO DEED GRANTING THIS EASEMENT WAS DISCOVERED IN THE LAND RECORDS.
- THE SUBJECT PROPERTY HAS BEEN IDENTIFIED BY CT D.E.P. NDDb AS HAVING KNOWN EXTANT POPULATIONS OF WHIP-POOR-WILL (*Caprimulgus vociferus*) WITHIN, OR CLOSE TO, ITS BOUNDARIES. ANY SITE ACTIVITY WILL REQUIRE PRECAUTIONS TO BE IMPLEMENTED SO AS NOT TO DISTURB THE NESTS, EGGS OR YOUNG OF THESE GROUND NESTING BIRDS. ANY AREAS OF CLEARING OR GROUND DISTURBING ACTIVITIES ARE TO BE FULLY INSPECTED FOR THE PRESENCE OF WHIP-POOR-WILL HABITATION PRIOR TO THE COMMENCEMENT OF ANY ACTIVITY FROM APRIL TO JULY.

APPROVED BY THE PUTNAM INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE PUTNAM PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

SUBDIVISION MAP

PREPARED FOR

LUKE WALKER
AND
ASHLEY WALKER

BLOOD ROAD

PUTNAM, CONNECTICUT

DATE: JANUARY 2026

SCALE: 1" = 80'

0 40' 80' 160' 240'

JOB NO: 25014 F.B. NO: 237 DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS

LAND RECORD RESEARCH

email: dcsurvey@csnet.net

63 SNAKE MEADOW RD

KILLINGLY, CT 06239

860 774 6230

SHEET NO: 2 OF 4

REVISED: 2/25/2026

NOISE ABATE • AIRWAY POOL

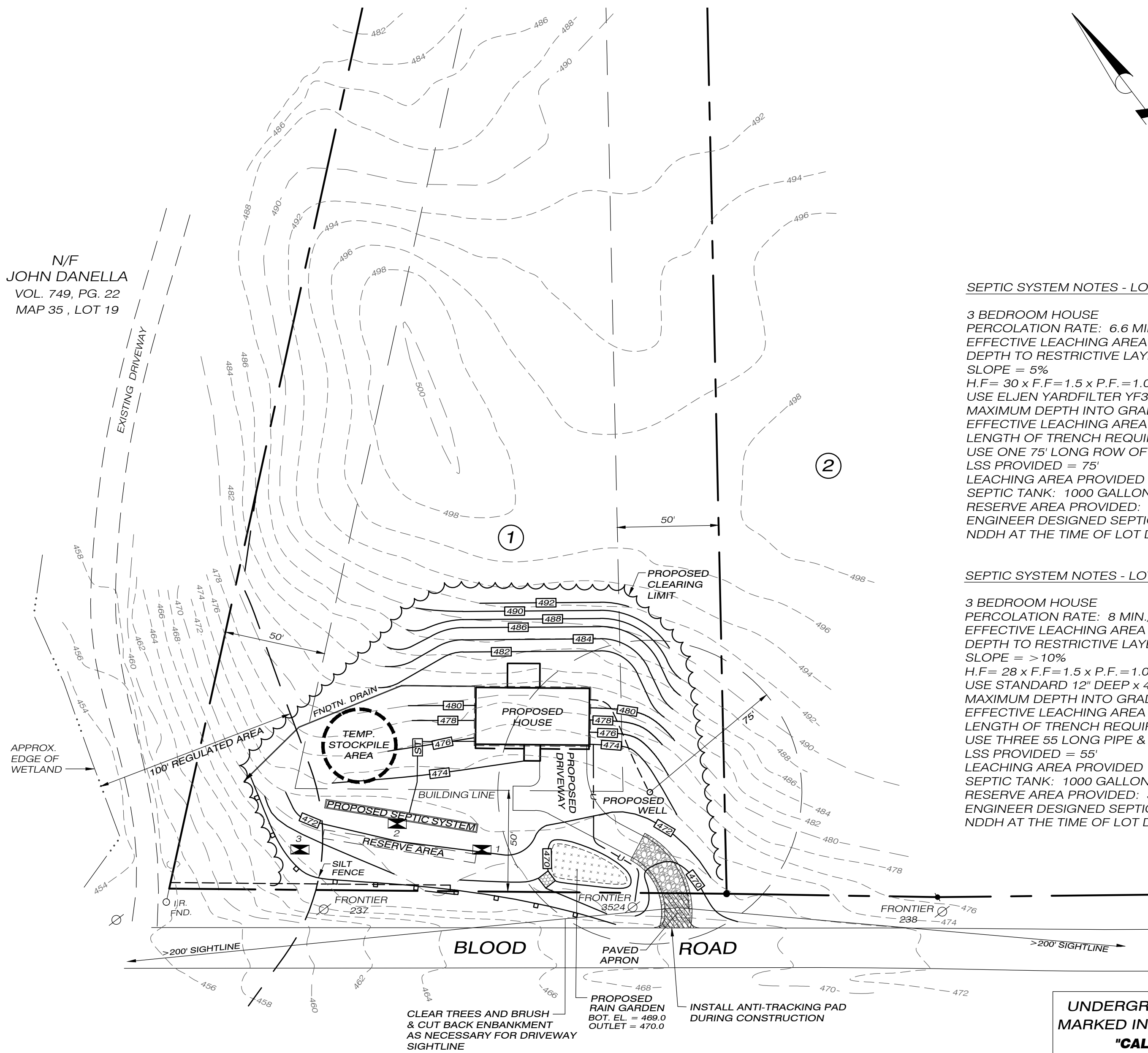
1/7/2026

PAUL A. TERWILLIGER, L.S. NO. 70155

DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

N/F
JOHN DANELLA
VOL. 749, PG. 22
MAP 35, LOT 19



SEPTIC SYSTEM NOTES - LOT 1

3 BEDROOM HOUSE
PERCOLATION RATE: 6.6 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 495 SF
DEPTH TO RESTRICTIVE LAYER = 29" (AVERAGE)
SLOPE = 5%
H.F. = 30 x F.F. = 1.5 x P.F. = 1.0 MLSS REQUIRED = 45 LF
USE ELJEN YARDFILTER YF33 LEACHING UNITS
MAXIMUM DEPTH INTO GRADE: 8"
EFFECTIVE LEACHING AREA OF TRENCH = 6.7 SF/LF
LENGTH OF TRENCH REQUIRED = (495 SF)/(6.7 SF/LF) = 165 LF
USE ONE 75' LONG ROW OF YARDFILTER YF33 LEACHING UNITS
LSS PROVIDED = 75'
LEACHING AREA PROVIDED = 502.5 SF
SEPTIC TANK: 1000 GALLON
RESERVE AREA PROVIDED: 75' - ELJEN YF33 LEACHING UNITS (502.5 S.F.)
ENGINEER DESIGNED SEPTIC SYSTEM PLAN REQUIRED FOR APPROVAL BY NDDH AT THE TIME OF LOT DEVELOPMENT

SEPTIC SYSTEM NOTES - LOT 3

3 BEDROOM HOUSE
PERCOLATION RATE: 8 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 495 SF
DEPTH TO RESTRICTIVE LAYER = 19"
SLOPE = > 10%
H.F. = 28 x F.F. = 1.5 x P.F. = 1.0 MLSS REQUIRED = 42 LF
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
MAXIMUM DEPTH INTO GRADE: 1"
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (495 SF)/(3.0 SF/LF) = 165 LF
USE THREE 55 LONG PIPE & STONE LEACHING TRENCHES SPACED 8' O/C
LSS PROVIDED = 55'
LEACHING AREA PROVIDED = 495 SF
SEPTIC TANK: 1000 GALLON
RESERVE AREA PROVIDED: 3 - 55' LONG LEACHING TRENCHES (495 S.F.)
ENGINEER DESIGNED SEPTIC SYSTEM PLAN REQUIRED FOR APPROVAL BY NDDH AT THE TIME OF LOT DEVELOPMENT

UNDERGROUND UTILITY LOCATIONS ARE TO BE
MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
"CALL BEFORE YOU DIG" 1 800 922 4455

LEGEND

- IRON PIN FOUND
- IRON ROD TO BE SET
- PROPERTY LINE
- 482 --- EXISTING CONTOUR
- 202 --- PROPOSED CONTOUR
- ☒ TEST PIT
- EROSION CONTROL BARRIER
- EDGE OF WETLAND
- EDGE OF WATER
- PROPOSED UTILITIES

APPROVED BY THE PUTNAM INLAND WETLANDS
& WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE PUTNAM PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED,
APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS
REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

SOIL TEST DATA - LOT 1

TP1

0-6" ORGANICS, TOPSOIL, ROOTS, SOME LRG. ROCKS
6"-12" FINE SANDY LOAM, ROOTS, SOME STONE
12"-32" SILTY LOAMY VERY FINE SAND, FEW ROOTS
32"-77" TIGHT GREY LOAMY VERY FINE SAND

NO MOTTLING
NO WATER
NO LEDGE
RESTRICTIVE LAYER AT 32"

TP2

0-6" ORGANICS, TOPSOIL, ROOTS
6"-13" FINE SANDY LOAM, ROOTS, SOME ROCKS
13"-30" SILTY LOAMY VERY FINE SAND, FEW ROOTS
30"-76" TIGHT GREY LOAMY VERY FINE SAND, ROCKS

NO MOTTLING
NO WATER
NO LEDGE
RESTRICTIVE LAYER AT 30"

TP3

0-5" ORGANICS, TOPSOIL, ROOTS
5"-11" FINE SANDY LOAM, ROOTS
11"-26" SILTY LOAMY VERY FINE SAND
26"-80" TIGHT GREY LOAMY VERY FINE SAND, SOME STONES

NO MOTTLING
NO WATER
NO LEDGE
RESTRICTIVE LAYER AT 26"

PERCOLATION RATE: 6.6 MIN./INCH AT 29" DEPTH

STORMWATER NARRATIVE:

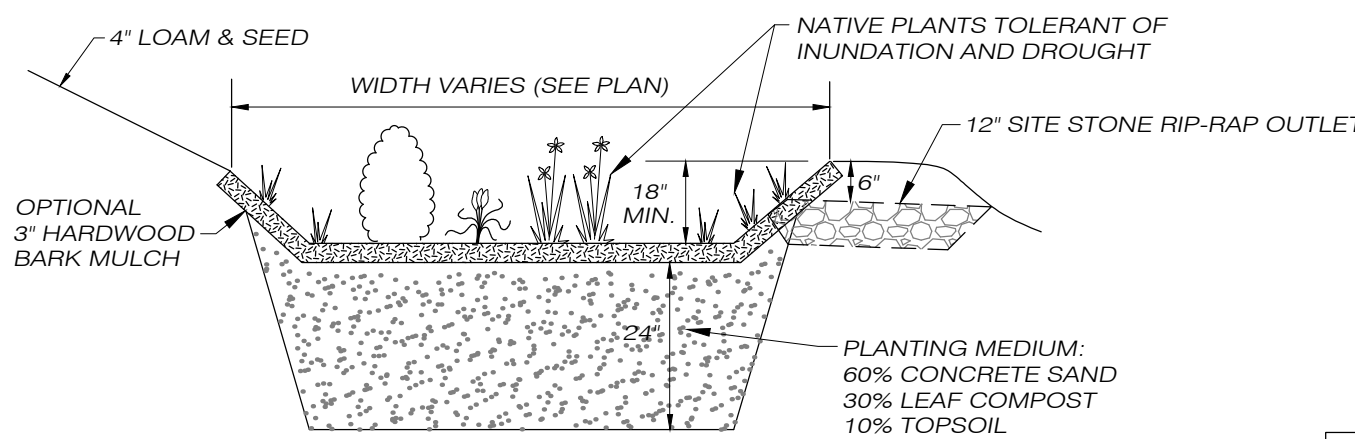
A RAIN GARDEN SHALL BE CONSTRUCTED ON LOT 1 AND SIZED TO
ACCOMMODATE THE FIRST 1.3 INCHES OF RUNOFF FROM ROOF AND
IMPERVIOUS SURFACES.

AREA OF IMPERVIOUS SURFACES

- IMPERVIOUS DRIVEWAY = 1,600 SQ. FT.
- BUILDING AREA (INCLUDING STEPS AND SIDEWALK) = 1,700 SQ. FT.
- TOTAL IMPERVIOUS AREA = 3,300 SQ. FT.

RAIN GARDEN STORAGE CAPACITY

- REQUIRED 3,300 SQ. FT. (IMPERVIOUS AREA) x 1.3/12 = 357.5 CU. FT.
- PROVIDED (BELOW SPILLWAY) 485 CU. FT.
- PROVIDED (TOTAL) = 685 CU. FT.



RAIN GARDEN SECTION
NOT TO SCALE

THIS IS A DIGITAL COPY OF AN ORIGINAL MAP AND AS SUCH IS
SUBJECT TO POTENTIAL MANIPULATION OR CHANGE BY OTHERS.
THEREFORE, NO CERTIFICATION IS EXPRESSED OR IMPLIED AS TO
ITS ACCURACY TO THE END USER.

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

PAUL A. TERWILLIGER, L.S. NO. 70155

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE
EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

1/7/2026
DATE

SOIL TEST DATA - LOT 3

TP 4, 5 & 6

LESS THAN 18" TO MOTTLING

TP7

0-3" ORGANICS
3-19" SANDY LOAM, SOME GRAVEL
19-67" BONEY SAND & GRAVEL
67-76" GREY SILTY LOAMY FINE SAND

MOTTLING AT 19"
WATER AT 76"
NO LEDGE

TP8

0-3" ORGANICS, ROOTS
3-7" GRAVELLY SANDY LOAM, ROOTS
7-22" GRAVELLY LOAMY SAND
22-84" VERY TIGHT GRAVELLY LOAMY SAND

MOTTLING AT 22"
NO WATER
NO LEDGE

PERCOLATION RATE: 8 MIN./INCH AT 20" DEPTH

NOTES:

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- PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
- SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
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- SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL PLAN.
- THERE ARE NO APPARENT WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC AREAS DEPICTED. THERE ARE NO APPARENT SEPTIC AREAS LOCATED WITHIN 75 FEET OF THE PROPOSED WELLS DEPICTED.

GENERAL LOCATION SURVEY

SUBDIVISION LOT
DEVELOPMENT PLAN
PREPARED FOR
LUKE WALKER
AND
ASHLEY WALKER

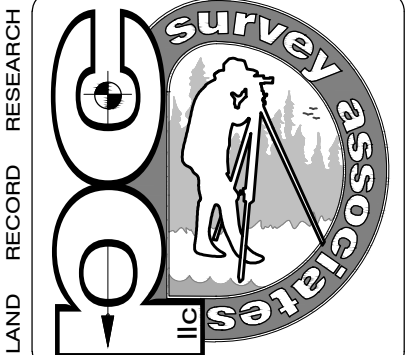
BLOOD ROAD
PUTNAM, CONNECTICUT

DATE: JANUARY 2026
SCALE: 1" = 40'

0 20' 40' 80' 120'

JOB NO: 25014 F.B. NO: 237 DRAWN BY: P.A.T. MAP NO:

SURVEYING • MAPPING • PLOT PLANS



email: pdsurvey@csnet.net

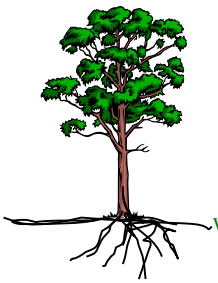
63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 3 OF 4
REVISED: 2/25/2026

Killingly Engineering
Associates

114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~

PHONE 860-428-7992 ~ FAX 860-376-6842

426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS

WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING

WETLAND FUNCTION AND VALUE ASSESSMENTS

9/4/2025

P.C. SURVEY ASSOC. LLC.
63 SNAKE MEADOW HILL RD.
KILLINGLY, CT. 06239

ATTN: MR. PAUL TERWILLIGER

RE: WETLAND DELINEATION, 44 BLOOD ROAD, PUTNAM, CT.

DEAR MR. TERWILLIGER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSES ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE WATERCOURSE.

FLAG NUMBERS WF-1 THROUGH WF-27 DELINEATE A PALUSTRINE FORESTED WETLAND AND WATERCOURSE THAT BISECT THE CENTRAL PORTION OF PROPERTY.

THESE WETLAND SOILS HAVE FORMED FROM THE PROLONGED WETNESS FROM THE SEASONALLY HIGH-WATER TABLES, GROUND WATER BREAKOUT AND SURFACE HYDROLOGY.

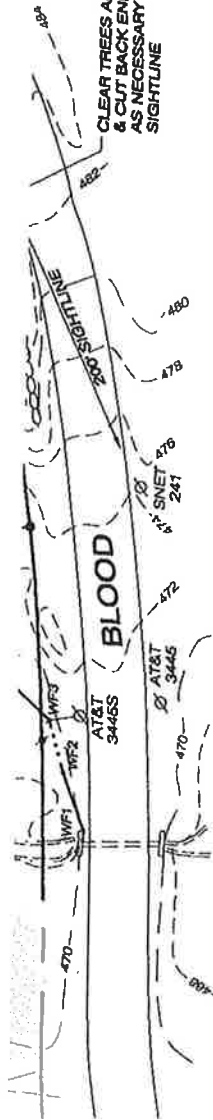
THESE SOILS ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS FOUND WITHIN 20 INCHES OF THE SOIL SURFACE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.



SOIL TEST DATA - LOT 3

TP 4, 5 & 6

LESS THAN 18" TO MOTTLING

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3-19" SANDY LOAM, SOME GRAVEL
19-67" BONEY SAND & GRAVEL
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MOTTLING AT 22"
NO WATER
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MEDIUM:
FETE SAND
COMPOST
XL

2' SITE STONE RIP-RAP OUTLET

3 TOLERANT OF
NO DROUGHT

CU. FT.

Q. FT.

ND

NTIALLY

11/2026
DATE

EARS THE
EARS HEREON.

NORTHEAST DISTRICT DEPARTMENT OF HEALTH

FILE # 22000015 REV # 1 PLAN REC'D DATE 11/15/24

SITE PLAN ☒ A2 SURVEY ☒ T2 ☒ REQUE. # OF COPIES 3

REVIEWED BY Joseph Theroux, P.E. DATE 2/15/24

SENT TO STATE CO. ☒ APPROVED SEE LETTER

☒ APPROVED ☒ REVISION REQUIRED

☒ RELEASE TO ENGINEER ONLY ☒ PRELIMINARY COPIES TO ENGINEER



Killingly Engineering
Associates

114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299

Joseph R. Theroux 11/19/2024
DATE
NORTH AND THIBEAULT, JR., P.E. No. 62804

GENERAL LOCATION SURVEY

SUBDIVISION LOT
DEVELOPMENT PLAN

PREPARED FOR

LUKE WALKER
AND
ASHLEY WALKER

BLOOD ROAD

PUTNAM, CONNECTICUT

DATE: JANUARY 2026

SCALE: 1" = 40'



F.B. NO: 237

DRAWN BY: P.A.T. MAP NO:



63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 3 OF 4

REVISED:



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

February 05, 2026

Luke & Ashley Walker
332 River Road
Dayville, CT 06241

SUBJECT: FILE #22000089 -- BLOOD ROAD #44, MAP #35, LOT #21, PUTNAM, CT

Dear Luke & Ashley Walker:

Upon review of the subdivision plan PC SURVEY ASSOCIATES, WALKER, JOB#25014, DRAWN 01/07/2026 submitted to this office on 01/15/2026 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots: 1, 3 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 3-bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. A deep test pit is required in the area of the proposed septic system on lot #3 for verification of soil conditions. A fee of \$145.00 for additional soil testing must be remitted prior to the sanitarian conducting the test.
4. Lot 1: Primary is less than 25 feet to downgradient property line.
Note: As the slope below the proposed primary is steep, and the average restrictive layer is 29 inches, the MLSS is less. Consider another leaching system product.
5. Lot 2: Average slope is 8-10%, MLSS is 45 feet. Additional test pit to be just below South end of primary.

Be advised you must receive approval from the appropriate commissions in the Town of Putnam prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

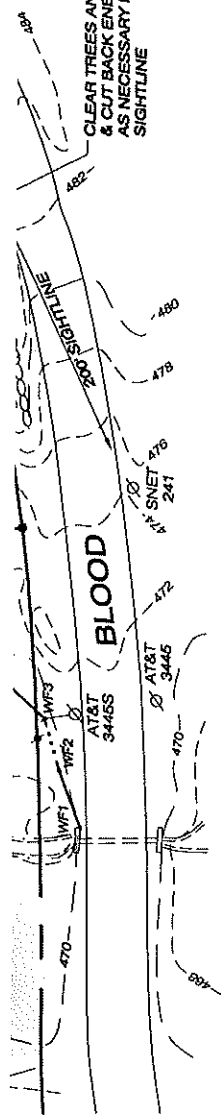
Sincerely,

Holly Hood, RS
Registered Sanitarian-NDDH

cc: Town of Putnam; Killingly Engineering Associates; PC Survey Associates

PUTNAM
KILLINGLY

CLEAR TREES AND BRUSH
& CUT BACK ENBANKMENT
AS NECESSARY FOR DRIVEWAY
SIGHTLINE



SOIL TEST DATA - LOT 3

TP 4, 5 & 6
LESS THAN 18" TO MOTTLING

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3-19" SANDY LOAM, SOME GRAVEL
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NORTHEAST DISTRICT
DEPT OF HEALTH
JAN 11 2025 A 11:35

NORTHEAST DISTRICT DEPARTMENT OF HEALTH

FILE # 220000015 REV # 1 PLAN REC'D DATE 1/15/24

SITE PLAN ☒ A2 SURVEY ☒ T2 REDLINE ☒ # OF COPIES 3

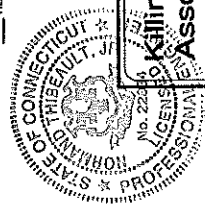
REVIEWED BY *Joseph Theroux* DATE 2/5/24

SENT TO STATE C/O DATE

APPROVED ☒ APPROVED SEE LETTER

REJECTED ☐ REVISION REQUIRED

RELEASE TO ENGINEER ONLY ☐ PRELIMINARY COPIES TO ENGINEER



Killingly Engineering
Associates
114 Westcott Road
P.O. Box 421
Deyville, Connecticut 06241
860 779 7299

Norman Thibault, Jr. 1/19/2024
NORMAN THIBAUT, JR., P.E. No. 22834 DATE

GENERAL LOCATION SURVEY
SUBDIVISION LOT
DEVELOPMENT PLAN
PREPARED FOR
LUKE WALKER
AND
ASHLEY WALKER

TOPOGRAPHY • SUBDIVISION
SURVEYING • MAPPING • PLOT PLANS
LAND RECORD RESEARCH

63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	DATE: JANUARY 2026 SCALE: 1" = 40'	SHEET NO: 3 OF 4 REVISED:	0 20' 40' 80' 120'	JOB NO: 25014 F.B. NO: 237	DRAWN BY: P.A.T. MAP NO:
---	---------------------------------------	------------------------------	--------------------	----------------------------	--------------------------

INITIALLY

1/7/2026
DATE

EARS THE
EARS HEREON.

SUBDIVISION PLAN APPROVAL
LETTER CHECKLIST

Name: _____

Date: 2/5/26

Street Location: Blood Rd.

Town: Putnam

Property Owner: Walker

PLAN INFORMATION

Engineer/Surveyor Name: N. Thibeault, PE

Project # 25014

Date Drawn: Jan. 2020

Revision Date _____

☒ 1. Lots # 1, 3 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.

_____ 2. Lots # _____ require non-engineered plot plan(s) to be submitted for review and approval prior to construction.

☒ 3. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.

_____ 4. If the proposed septic area is moved, additional testing may be required

_____ 5. All wells must be drilled and tested per plan prior to the Permit to Construct being issued. Additional water tests will be required once the final connection of the well to house is completed.

_____ 6. Existing well(s) on lot(s) must be properly abandoned per the Connecticut Public Health Code.

_____ 7. Existing Septic system(s) on lot (s) # _____ must be properly abandoned per the Connecticut Public Health Code.

☒ 8. A deep test pit is required in the area of the proposed septic system on lot # 3 for verification of soil conditions. A fee of _____ for additional soil testing must be remitted prior to the sanitarian conducting the test.

_____ 9. Other: Lot 1 - Primary is less than 25 ft to downgradient property line. Note: As the slope below the proposed Primary is steep, and the average restrictive layer is 29 inches, the MWS is less. Consider another leaching system product.
Lot 2 - Average slope is 8-10% MWS is 45 ft. Additional test pit to be just below South end of Primary

CC: _____

<u>Haely D. Hood, RO</u>	<u>2/5/26</u>
--------------------------	---------------

Reviewed by:

Date:

**Zoning Commission
Application for Zoning Permit
Application for Special Permit of Exception**

**Sludge Handling Improvements
Town of Putnam**
Putnam, Connecticut

February 2026



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 _____

Fee: _____

Amount - Check No. _____

- 1.) Name of Applicant: Town of Putnam - Brian Lynch, WPCA Superintendent
Address, Telephone No., & Email Address 4 Kennedy Drive, Putnam, CT 06260
(860) 963-6800 ext. 252 / brian.lynch@putnamct.us
- 2.) Owner of Land Town of Putnam
Address, Telephone No., & Email Address 200 School Street, Putnam, CT 06260
(860) 963-6800
- 3.) Location of Property 4 Kennedy Drive, Putnam, CT 06260 Zone WWTF
Street Address
Assessor's Map No. 037 Lot No. 081

- 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.

This application requests a Zoning Permit and Special Permit of Exception pursuant to Section 605(B)(3) of the Town of Putnam Zoning Regulations to allow construction of a gravity thickener within the Regulatory Floodway at the Water Pollution Control Facility (WPCF). The project consists of the furnishing and installation of one (1) 30-foot-diameter gravity thickener tank and associated mechanism, a reinforced fiberglass cover, SCADA and electrical improvements, yard piping, valves, water main relocation, and related site restoration. The entire limit of disturbance, approximately 13,696 square feet, is located within a Regulatory Floodway, with a base flood elevation (BFE) of 229.9 feet. All structural components will be installed below grade with critical electrical equipment placed at least one (1) foot above the BFE. Further details are provided in the attached narrative and site plans.

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

Brian Lynch
Signature of Applicant

2/18/26
Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

1 Introduction

The Town of Putnam is proposing to construct a second gravity thickener to the overall solids thickening and handling process at the Water Pollution Control Facility (WPCF). The Town desires to add an additional gravity thickener to increase redundancy and reliability for the solids handling process as plant flow and loads increase. Adequate capacity for effective sludge thickening is expected to reduce costs associated with sludge transport and disposal and to maintain reliable municipal wastewater treatment operations. Refer to the attached *Figure A* for the location of the proposed project.

2 Proposed Activities and Methodology

The proposed activities will occur at the WPCF, located at 4 Kennedy Drive (Assessor's Map 037, Lot 081). All work will occur within the previously developed footprint of the existing WPCF and will result in approximately 13,696 square feet of ground disturbance.

The project consists of the furnishing and installation of one (1) 30-foot-diameter gravity thickener tank and mechanism, reinforced fiberglass cover, SCADA and electrical improvements, yard piping, valves, water main relocation, and associated site restoration. The existing abandoned odor control system will be removed to accommodate construction of the new tank. Electrical power will be extended to the new unit from an existing motor control center located within the existing sludge handling building. A site lighting pole will be relocated, and a new site lighting pole will be provided adjacent to the two tanks. Refer to the Site Plans in *Attachment B* for specific locations of the proposed activities.

The gravity thickener tank will be installed with the majority of the structure extending approximately 16 feet below the finished grade elevation of 227 feet, with approximately one (1) foot projecting above grade. A walkway will be constructed above the tank cover at an elevation of 229.48 feet to provide access to the tank's electrical components, which will be mounted approximately three (3) to four (4) feet above the walkway surface.

Construction is anticipated to begin in summer 2026, with completion expected prior to winter 2026, and will include installation of erosion and sediment controls, followed by site preparation, grading, and excavation limited to the immediate footprint of the new tank and associated service areas. All grading will occur within the existing developed footprint of the WPCF and is designed to maintain existing drainage patterns and not obstruct flood flows. Tank installation, electrical and SCADA connections, and associated site restoration will follow. Disturbed areas will be stabilized promptly, and all construction activity, refueling, and equipment maintenance will occur within the existing developed footprint of the facility to minimize impacts and ensure operational continuity.

3 Town of Putnam Zoning Regulations Compliance

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the entire limit of disturbance, approximately 13,696 square feet, is located within a Regulatory Floodway, with a base flood elevation (BFE) of 229.9 feet (see *Attachment C – FEMA FIRM, Panel 09015C0144F*, effective 9/7/2023, and *Attachment D – Flood Insurance Study (FIS), Flood Profile 68P*). This application includes a request for a Special Permit of Exception pursuant to Section 605(B)(3) of the Town of Putnam Zoning Regulations to allow construction within the Regulatory Floodway.

All structural components will be installed below grade and covered, with critical electrical equipment placed at least one (1) foot above the BFE. No activities are proposed within wetlands or watercourses, and all work will remain within the existing developed footprint of the WPCF.

The existing WPCF was originally constructed prior to the area being mapped and regulated as a Regulatory Floodway. As a critical public wastewater treatment facility, its location is inherently tied to the collection system, existing process infrastructure, hydraulic profile, and discharge location. There is no feasible alternative location on the property outside of the Regulatory Floodway where the proposed gravity thickener could be constructed while maintaining proper process flow, structural integration, and operational efficiency. Relocation of the unit outside the Regulatory Floodway would require extensive reconfiguration of process piping, pumping systems, and structural components, resulting in significant operational disruption and disproportionate cost, and would compromise the functional integrity of the facility. Construction at an off-site location is not practicable due to the necessity of maintaining direct integration with the existing treatment processes. The proposed improvements are necessary to maintain reliable solids handling capacity and ensure continued protection of public health, safety, and the environment for the residents and businesses served by the facility.

Erosion and sediment control measures consisting of straw wattles and silt fencing will be installed prior to the commencement of site disturbance and maintained throughout construction to prevent soil loss and protect downstream water quality (see sheets CS-103 and CD-101 of the Site Plans). Construction staging will occur within the existing footprint of the WPCF and will be used for equipment storage, materials handling, and temporary stockpiling of excavated materials. All staging areas will be managed to minimize disturbance, and erosion controls will be installed as necessary to prevent runoff into adjacent wetlands and watercourses. Disturbed areas will be stabilized promptly upon completion of work and refueling and equipment maintenance will occur only in designated upland areas to prevent the potential for fuel or hydraulic fluid releases. All work will be conducted in a manner that minimizes disturbance to the surrounding wetlands and maintains compliance with local, state, and federal regulations.



WPCA Floodplain Compensation Area

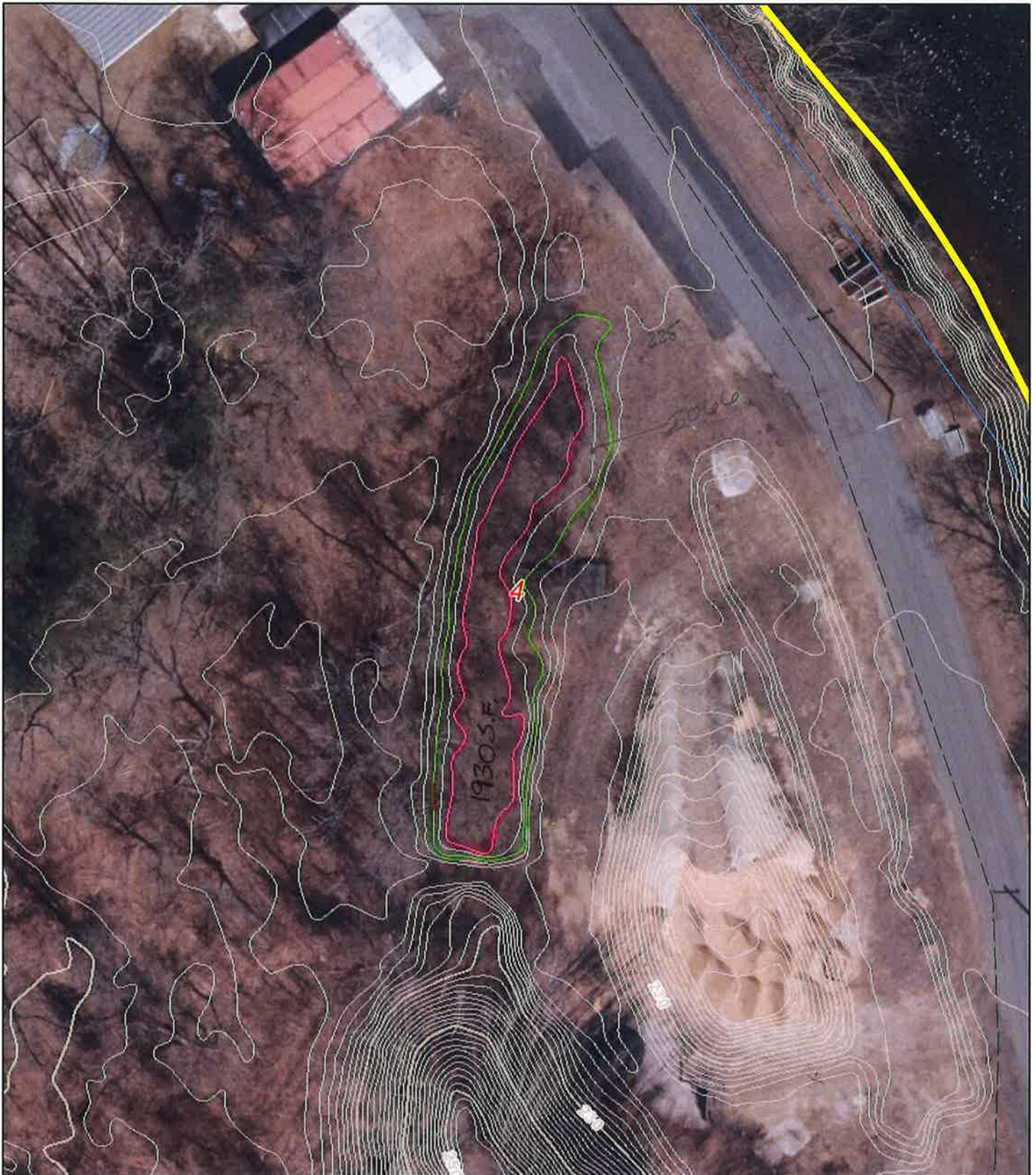
Putnam, CT

1 inch = 40 Feet



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March 11, 2026



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AGENDA ITEM COVERSHEET

Submitted by: Bruce Fitzback

Date for Consideration: XXXXXX

Town Attorney Review Required:

Document was prepared by the Town Attorney

Staff Approvals and Recommendations:

Planning & Zoning, Positive Recommendation

Financial Summary:

While the ordinance will allow the citations to be issued, it is intended to be used as a tool to persuade compliance. Therefore, fines would be rare and only in cases of willful noncompliance. Typically, negligible revenue.

Staff Recommendation:

Bruce Fitzback, Land Use Director, ZEO is requesting that the proposed ordinance of Zoning Citations be adopted and made part of the Town Code.

Supporting Materials (if yes, list attachments):

Yes, Zoning Citations Ordinance

Chapter 172. Blighted Properties § 172-6. Citation and Assessment hearing procedure

ARTICLE
Zoning Citations
[Adopted -__-

§ -_. Purpose.

The purpose of this chapter is to establish penalties for violations of the Town's Zoning Regulations, establish procedures for issuance of citations to violators and for collections of fines and to have the Town's citation hearing procedure apply to citations hereunder issued.

§ -_. Issuance of orders and citations.

The Town's Zoning Enforcement Officer or agent is authorized to issue cease-and-desist orders or other appropriate orders to a violator of the Town's Zoning Regulations or of any approval or permit issued by the Town Planning and Zoning Commission. If such violation has not been remedied either immediately or within 10 days of the date of issuance of the cease-and-desist order or other appropriate order, as provided in the order, the Zoning Enforcement Officer, or such other Town official or employee designated by the Mayor of Putnam to issue citations, unless such time has been extended for good cause by the Zoning Enforcement Officer, shall issue a citation to the violator which shall invoke the Town's citation hearing procedure set forth in § 172-6 of the Town Code. However, in the case where a violation is found by the Zoning Enforcement Officer or agent to be willful, penalties may be assessed from the date such violation has been committed.

§ -_. Penalties for offenses, hearing.

The penalty for each violation of the zoning regulations or approvals or permits issued shall be \$100 for each day that such violation continues beyond the compliance date in the cease-and-desist order. Notwithstanding the preceding, in instances of willful violations and instances where the violation is not corrected within such manner and time period stipulated in the order, fines may be assessed from the date such violation has been committed.

§ - Procedure.

The procedure to be followed with respect to all citations issued under this chapter shall be the citation hearing procedure set forth in § 172-6 of the Town Code.

*rown of Putnam, CT
Tuesday, December 9, 2025*

Chapter 172. Blighted Properties

§ 172-6. Citation and assessment hearing procedure.

- A. Notice of citations and right to hearing on requested assessment. The citation enforcement officer, at any time within 12 months after the expiration of the time to make an uncontested payment of the amount of the fine pursuant to the notice issued under § 172-5 of this chapter, may send a citation notice that an assessment is being sought from a citation hearing officer for one or more of the citations which were the subject of one or more notices issued under g 172-5. The notice shall be sent by regular mail to the last known address of the person on file with the tax collector and shall contain, at a minimum, the following information:
- (1) The allegations of the violation or violations stated in the citation notice or notices, issued pursuant to § 172-5, for which an assessment is sought.
 - (2) The amount of the fines that the citation enforcement officer is requesting the citation hearing officer impose as an assessment, which amount is \$100 per day of violation of this chapter.
 - (3) The fact that the person may contest his or her liability before a citation hearing officer by delivery, in person or by mail, of a written notice to the Office of the Mayor within 10 days from the date of the notice of citation.
 - (4) That failure to request a hearing will result in an assessment and judgment entered against the person cited.
 - (5) That judgment may issue without further notice.
- B. A person receiving the notice of citation and right to a hearing may admit liability and pay the amount sought as an assessment. Payment of such fine shall be made to the Office of the Mayor. An uncontested payment made prior to the imposition of an assessment pursuant to Subsection C of this section shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other persons making the payment.
- C. Assessment by default. If the person receiving the notice issued according to Subsection A of this section does not deliver or mail a demand for hearing within 10 days of that notice to the Office of the Mayor, the person shall be deemed to have admitted liability, and the citation enforcement officer shall certify such person's failure to respond to the citation hearing officer. The citation hearing officer shall thereupon enter an assessment in the amount of the fines requested by the citation enforcement officer and shall follow the procedures set forth in Subsection E of this section for filing the assessment with the court. If the person requests a hearing, is notified of the date, place and time of the hearing in accordance with Subsection D of this section but fails to appear at the hearing, the citation hearing officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances based on evidence presented at the hearing. The citation hearing officer shall thereafter follow the procedures as set forth in Subsection E of this section for filing the assessment with the court.
- D. Hearing by citation hearing officer. Any person who requests a hearing within the time specified in this chapter will be given written notice of the date, time and place for the hearing, which shall be held not less than 15 nor more than 30 days from the date of the mailing of the notice, subject to reasonable requests for good cause shown for continuance or postponement by an interested party. The original or a certified copy of the notice of citation and right to hearing issued pursuant to Subsection A of this section shall be filed with the citation hearing officer, shall thereafter be retained by the Town, shall be deemed to be a business record within the scope of C.G.S. § 52-180, and shall be considered evidence of the facts contained therein. The accused shall have the right to request the issuing citation enforcement officer to be present at the hearing, and such individual shall in fact be present at the hearing if so requested. At such hearing, the accused may appear and present evidence on his or her own behalf, and municipal officials may present evidence in support of the requested assessment. The hearing officer shall conduct a hearing in the order and form and with such methods of proof as he or she deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The hearing officer shall announce his or her decision at the end of the hearing. If he or she determines that the person is not liable, he or she shall dismiss the matter and enter the determination, in writing, accordingly. If he or she determines that the person is liable for the violation,

he or she shall forthwith enter an assessment against the person as provided by this chapter and shall thereafter follow the procedures as set forth in Subsection E of this section for filing the assessment with the court.

- E. Notice of assessment and entry of judgment. If the assessment is not paid as of the date of its entry, the citation hearing officer shall send, by first-class mail, a notice of the assessment to the person found liable and shall file a certified copy of the notice of the assessment with the Clerk of the Superior Court facility designated by the Chief Court Administrator within the boundaries of the judicial district in which the municipality is located, together with the applicable court entry fee. The certified copy shall not be filed with the court until after the expiration of the thirty-day appeal period set forth in Subsection F of this section and must be filed within 12 months of the assessment. A certified copy of the notice of assessment shall constitute a record of assessment, and the Clerk of the Superior Court, in accordance with C.G.S. § 7-152c(f), shall enter judgment in the amount of such record of assessment and the court entry fee against such person in favor of the municipality. Notwithstanding any other provision of the Connecticut General Statutes, the citation hearing officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment, and a levy of execution on such judgment may be made without further notice to such person.
- F. Appeal. There shall exist a right of appeal in favor of any person against whom an assessment has been entered pursuant to the provisions of this chapter. An appeal shall be instituted within 30 days of the mailing notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for a small claims case pursuant to C.G.S. § 52-259 at a superior court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the judges of the Superior Court.

Planning & Zoning Commission
March 18, 2026, 7:00 P.M.

Discussion Topics

219 Pomfret St Concept - Traffic