

Planning & Zoning Commission Hybrid Meeting
May 20, 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 # 2026-06 Town of Putnam Planning & Zoning Commission Agent's proposed text amendments to the Town of Putnam Zoning Regulations amended through July 13, 2024. "Article VII Special Requirements", Section 702-Multi-Family Housing. B. Requirements, 1. Relation to Transportation and Section 703-Condominiums, Subsection C. Requirements, item 8. and 9.m.

Public hearing on Docket # 2026-07 Town of Putnam Planning & Zoning Commission Agent for a proposed text amendment to the Town of Putnam Zoning Regulations amended through July 13, 2024. "Article I General and Administrative", Section 114-Special Permit, C. Applications, 2 and "Article VIII Definitions", M., Manufactured or Modular Homes.

Public hearing on Docket # 2026-08 Jennifer R. Dean/Lundwall request for a Special permit in accordance with Section 304 "Schedule of Uses and Districts" and Section 414 "Livestock" for 6 chickens and 5 ducks, Property located at 115 Farrows Street, Town Assessors Map 16, Lot 21, Zoned R-10.

Public hearing on Docket # 2026-09 123 Park Road LLC request for a Special Permit for the expansion of a storage facility. Property located at 123 Park Road Town Assessor's Map 44, Lot 11, Zoned Industrial

Regular Meeting:

Review the minutes of April 22, 2026 Special Meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2026-06 Town of Putnam Planning & Zoning Commission Agent-Text Amendment "Article VII Special Requirements", Section 702-Multi-Family Housing. B. Requirements, 1. Relation to Transportation and Section 703-Condominiums, Subsection C. Requirements, item 8. and 9.m.

Docket # 2026-07 Town of Putnam Planning & Zoning Commission Agent-Text Amendment
“Article I General and Administrative”, Section 114-Special Permit, C. Applications, 2 and
“Article VIII Definitions”, M., Manufactured or Modular Homes.

Docket # 2026-08 Jennifer R. Dean/Lundwall –115 Farrows Street-Special Permit-Keeping of
Livestock-6

chickens and 5 ducks.

Docket # 2026-09 123 Park Road LLC – 123 Park Road - Special Permit for the expansion of a
storage

facility.

Other Business: VOTE REQUIRED

147 Kennedy Drive, The Scoops Social proposed uses – discussion with commission

Discussion on possible zone changes, and texts amendments

Accepting new applications for public hearing on June 17, 2026, meeting if applicable. VOTE
REQUIRED

Adjournment.

Planning & Zoning Zoom meeting.

Time: May 20, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87513622794?pwd=lc3tUE50fYYtFy14pDQp7IzjTmSxKg.1>

Meeting chat link

<https://us06web.zoom.us/jc/87513622794>

Meeting ID: 875 1362 2794

Passcode: 1PZtvT

By Phone

929 205 6099 US (New York

Meeting ID: 875 1362 2794

Passcode: 357648

Find your local number:

Join by SIP

- 87513622794@zoomcrc.com

Planning & Zoning Commission Special Hybrid Meeting Minutes
April 22, 2026 7:00 P.M.
Putnam Municipal Complex
Room 112 First Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Douglas Taylor, Elisabeth Thompson, Lisa-Jean Clifford, Nick Huston

Agenda:

Opened public hearing on Docket # 2026-05 Ryan Krohn request for a 2 Lot Re-Subdivision. Property is located at 192 Park Road, Town Assessors Map 45, Lot 25, Zoned Industrial. Norm Thibeault of Killingly Engineering reviewed the plans with the Commission. Charles Englert of 201 Park Road questioned where the driveway would be located. 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 March 18, 2026, meeting.

Motion by Elisabeth Thompson to accept the minutes second by Lisa-Jean Clifford. Patricia Hedenberg, Douglas Taylor, Elisabeth Thompson, Lisa-Jean Clifford voted in favor. Nick Huston abstained as he was absent.

New Business:

Docket # 2026-05 Ryan Krohn – 192 Park Road – 2 Lot subdivision

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

Motion by Douglas Taylor to adjourn at 7:15 P.M., second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

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



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 Planning & Zoning Commission Agent
Address, Telephone No., & Email Address 200 School St, Putnam, CT 06260
860-963-6800 ext 114 Bruce.Fitzback@Putnamct.us

2.) Owner of Land N/A
Address, Telephone No., & Email Address _____

3.) Location of Property Town of Putnam Zone
Street Address _____

Assessor's Map No. _____ Lot No. _____

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.
Proposed text amendment of the Town of Putnam, Connecticut Zoning Commission, Zoning Regulations Amended through July 13, 2024

Article VII Special Requirements, Section 702 - Multi-Family Housing, B. Requirements,

1. Relation to Transportation.

And, Section 703 - Condominiums, C. Requirements, 8.

And, C. Requirements, 9. m.

See Attachment

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

Date Accepted _____

Date Rejected _____

Signature of Applicant _____ Date _____

Signature of Chairperson _____ Date _____

Town of Putnam Application for Amendment to the Zoning Regulations

Letter of Memorandum

March 13, 2026

Madam Chairman,

This letter of memorandum accompanies the application for amendment to the Town of Putnam Zoning Regulations and will outline and describe the general nature of the request.

Text amendment request of:

Article VII Special Requirements

Section 702 – Multi-Family Housing,

B. Requirements,

1. Relation to Transportation. Principal vehicular access shall be from [major streets] a public street or road. Access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicles and pedestrians. Merging, turnout lanes and traffic dividers shall be provided where existing or anticipated heavy flows indicate need. Streets within the development shall not be constructed so as to encourage use of minor streets in adjacent residential areas.

This regulation requires access for Multi-Family project on major streets.

Major Streets by Town Code are Primary Streets designed to accommodate a daily traffic flow of 1,000 vehicles per day.

Major Streets by Town Subdivision Regulations – Primary Residential, streets which serves the prime function of a collector or distribution of intracommunity residential traffic

Multi-Family projects are allowed in Districts: R-7, R-10, and R-20. Major Street connections to these districts provides for only minimal opportunities to connect with the housing projects. And it is not in keeping with the general intent of the zoning regulations nor the intent of the Plan of Conservation and Development.

Section 703 – Condominiums

C. Requirements

8. All condominium projects shall require direct access and direct connection to a public street or road from the project site. All public or private streets within a condominium project shall conform to the standards and specifications of the Town of Putnam.

This amendment is requested so that the same definition of access requirements in Section 702-Multi-Family Housing, and Section 703-Condominiums access requirements will match.

Section 703 – Condominiums (continued)

C. Requirements

9.
 - k. All deed restrictions or other regulations proposed to be included in the condominium documents in the nature of restrictive covenants that regulate the layout, use and maintenance of public or common areas, accessory structures, payment of assessments, and enforcement of condominium regulations. All items shall be physically incorporated as part of the site plan through detail sheets attached with the plan.
 - l. Limited common elements, common elements, unit lots, preservation areas, convertible areas and any other designated ownership areas must be clearly delineated on the site plan.
 - m. All condominium documents must be provided for review by the Town Attorney.
The commission may allow items k., and m. to be a condition of approval upon request of the applicant.

The intent of this request is to allow the applicant the opportunity to request conditional approval which would allow the applicant relief before the financial burden of preparing the legal documents for no reason.

Bruce Fitzback, LS, CZEO, ZEO
Land Use Director
Town of Putnam



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 Planning & Zoning Commission Agent
Address, Telephone No., & Email Address 200 School St, Putnam, CT 06260
860-963-6800 ext 114 Bruce.Fitzback@Putnamct.us
- 2.) Owner of Land N/A
Address, Telephone No., & Email Address _____
- 3.) Location of Property Town of Putnam Zone
Street Address _____
Assessor's Map No. _____ Lot No. _____
- 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.
Proposed text amendment of the Town of Putnam, Connecticut Zoning Commission, Zoning
Regulations Amended through July 13, 2024
Article I General and Administrative, Section 114 - Special Permit, C. Applications, 2.
And, Article VIII Definitions, M., Manufactured or Modular Homes
See Attachment

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

Date Accepted _____

Date Rejected _____

Signature of Applicant _____ Date _____

Signature of Chairperson _____ Date _____



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: _____

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860-963-6800 ext 114 Bruce.Fitzback@Putnamct.us
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Article I General and Administrative, Section 114 - Special Permit, C. Applications, 2.
And, Article VIII Definitions, M., Manufactured of Modular Homes
See Attachment

EMAILED TO NECCOG 4/6/26

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.

Bruce Fitzback
Signature of Applicant

3/18/26
Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

Town of Putnam Application for Amendment to the Zoning Regulations

Letter of Memorandum

March 18, 2026

Madam Chairman,

This letter of memorandum accompanies the application for amendment to the Town of Putnam Zoning Regulations and will outline and describe the general nature of the request.

Blue text is being removed, Red text is being added

1. Text amendment request of:

Article I General and Administrative

Section 114 – Special Permit

C. Applications

1. Applications for special permits shall be filed with the Commission on a form provided by the Commission. Five copies of each application shall be submitted, accompanied by three (3) copies of a site plan in ink at a scale of one inch equal to no more than forty (40) feet and showing:
 - a. All the information specified for a site plan under Section 113 of these regulations.
 - b. The nature and amount of any hazardous materials or wastes to be produced, used, stored or disposed of on the lot, and the manner in which such production, use, storage or disposal will be carried out.
 - c. The nature of existing land uses on abutting properties.
 - d. The names of all owners of record of property abutting or within one hundred (100) feet of the lot to which the special permit would apply.
 - e. The location of rock outcropping slopes in excess of fifteen (15) percent, soil types and forested areas on the lot.

- f. The location and description of any measures to be used to prevent soil erosion and sedimentation.
- g. The location and a description of any proposed surface or subsurface drainage improvements, facilities or structures.
- h. The location of soil test pits and test borings and a description of the soils encountered in such pits or borings.
- i. The location of any areas subject to flooding during a 100-year flood, as shown on the most recent Flood Insurance Rate Map prepared by the Federal Emergency Management Agency.
- j. The location and nature of any proposed landscaping, buffer areas or screening, and any existing or proposed fences or walls.

The filing of a site plan subject to the application for a special permit under this Section 114 shall supersede and alleviate the need to file a separate site plan application under Section 113 of these regulations.

- k. The schedule for any construction or other development activities, including, but not limited to, erection of or other work on any buildings or structures, grading, removal of vegetation, landscaping and drainage improvements.
2. Each application for a special permit shall also be accompanied by three (3) copies of:
- a. A traffic report indicating existing traffic conditions at normal and peak travel times for, at a minimum, any road abutting or passing through the lot affected by the application and any road within the area directly impacted by the traffic generated by the proposed use of such lot, and also indicating the projected impact of the proposed use on such traffic conditions.
 - b. The schedule for any construction or other development activities, including, but not limited to, erection of or other work on any buildings or structures, grading, removal of vegetation, landscaping and drainage improvements.

NOTE:

Section C., 2. is to be removed from the regulations,

Section C., 2., a. moves to Section E - Additional Requirements for Applications, 1., j.

Section C., 2., b. moves to Section C Applications, 1., k.

D. Waiver of Certain Requirements for Special Permits

3. The Commission may waive any of the requirements for site plans under Section 113 of these regulations if the Commission determines that the requirements sought to be waived are not reasonably necessary to a proper disposition of the application.
4. No waiver under this Section shall be granted unless the applicant submits to the Commission, in writing, at the time of and together with the submission of the application, a request for a waiver specifying the requirements that the applicant seeks to have waived and the reasons why the applicant believes those requirements should be waived. The Commission shall act on such requests no later than thirty-five (35) days after the submission of the application, and written notice of any decision shall be mailed or delivered to the applicant. The failure of the Commission to act on any request for a waiver within such time shall be deemed to be a denial of the request.

E. Additional Requirements for Applications

1. The Commission may, within thirty-five (35) days after the submission of an application for a special permit, require the applicant to submit additional information if the Commission finds that such information is necessary or would be helpful in determining whether the proposed buildings, structures or uses conform to these regulations. Such information may include, but is not limited to, the following:
 - a. Chemical analyses of existing surface water and groundwater.
 - b. Hydrological analyses of runoff and peak flows, both before and after development
 - c. Analyses of local air quality, both before and after development.
 - d. Depths to seasonal high groundwater levels and bedrock.
 - e. Analyses of wildlife habitats on the near the site and the impact of the proposed use on such habitats.
 - f. A description of vegetation types, including any rare or endangered species, on the lot to be used under the application.
 - g. A list of other federal, state or municipal permits or licenses that the applicant will need to implement the uses applied for the

status of any applications for such permits or licenses.

- h. Architectural drawings of any proposed buildings or structures.
- i. Existing and proposed (finished grade) contours at intervals of no less than two (2) feet over the entire area of the lot that would be built upon, graded, altered or otherwise affected by the proposed use, and within one hundred (100) feet of that area, and existing contours at intervals of no less than ten (10) feet over the remaining area of the lot.
- j. A traffic report indicating existing traffic conditions at normal and peak travel times for, at a minimum, any road abutting or passing through the lot affected by the application and any road within the area directly impacted by the traffic generated by the proposed use of such lot, and also indicating the projected impact of the proposed use on such traffic conditions.

2. Text amendment request of:

Article VIII Definitions

M.

Manufactured or [Modular] Mobile Manufactured Homes – means a prefabricated or transportable single family dwelling unit, which is transported in one or more sections. A manufactured home [must not be less than 22 ft. at its narrowest dimension and] must be constructed in accordance with Federal Manufactured Home Construction and Safety Standards (HUD Code). [The manufactured home must be suitable for year-round habitation, and equipped with a means to connect to water, sanitary, and electric facilities. A manufactured home must comply with all applicable flood management regulations and have a minimum floor area of 600 square feet.]

Bruce Fitzback, LS, CZEO, ZEO
Land Use Director
Town of Putnam



TOWN OF PUTNAM

PLANNING and ZONING

COMMISSION

Check One:

- ☒ Application for Special Permit or Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Application for Zoning Permit
☐ Other, Pre-Application Commission Review

Docket No. _____

Date 4-20-2020

Fee: \$160 Cash

Amount - Check No. _____

- 1.) Name of Applicant: Jennifer R Dean / Lundwall
Address, Telephone No., & Email Address 115 Farrow St, 508-353-6606,
theamchairgourmet@gmail.com
- 2.) Owner of Land Same as above
Address, Telephone No., & Email Address _____

- 3.) Location of Property 115 Farrow St Zone R-10

Street Address

Assessor's Map No. 21

16

Lot No. 21

- 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 Special Permit for Chickens, attach a list of the abutters that are within 100 feet of the property.

Section 414 - Livestock, C. Fowl

To keep 6 chickens

5 ducks

0 Roosters

Each have own coop and common fenced in run @
back of property, enclosed.

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.

Signature of landowner _____ Date _____

Date Accepted _____

Date Rejected _____

Jennifer R Dean 4/20/20
Signature of Applicant _____ Date _____

Signature of Chairperson _____ Date _____

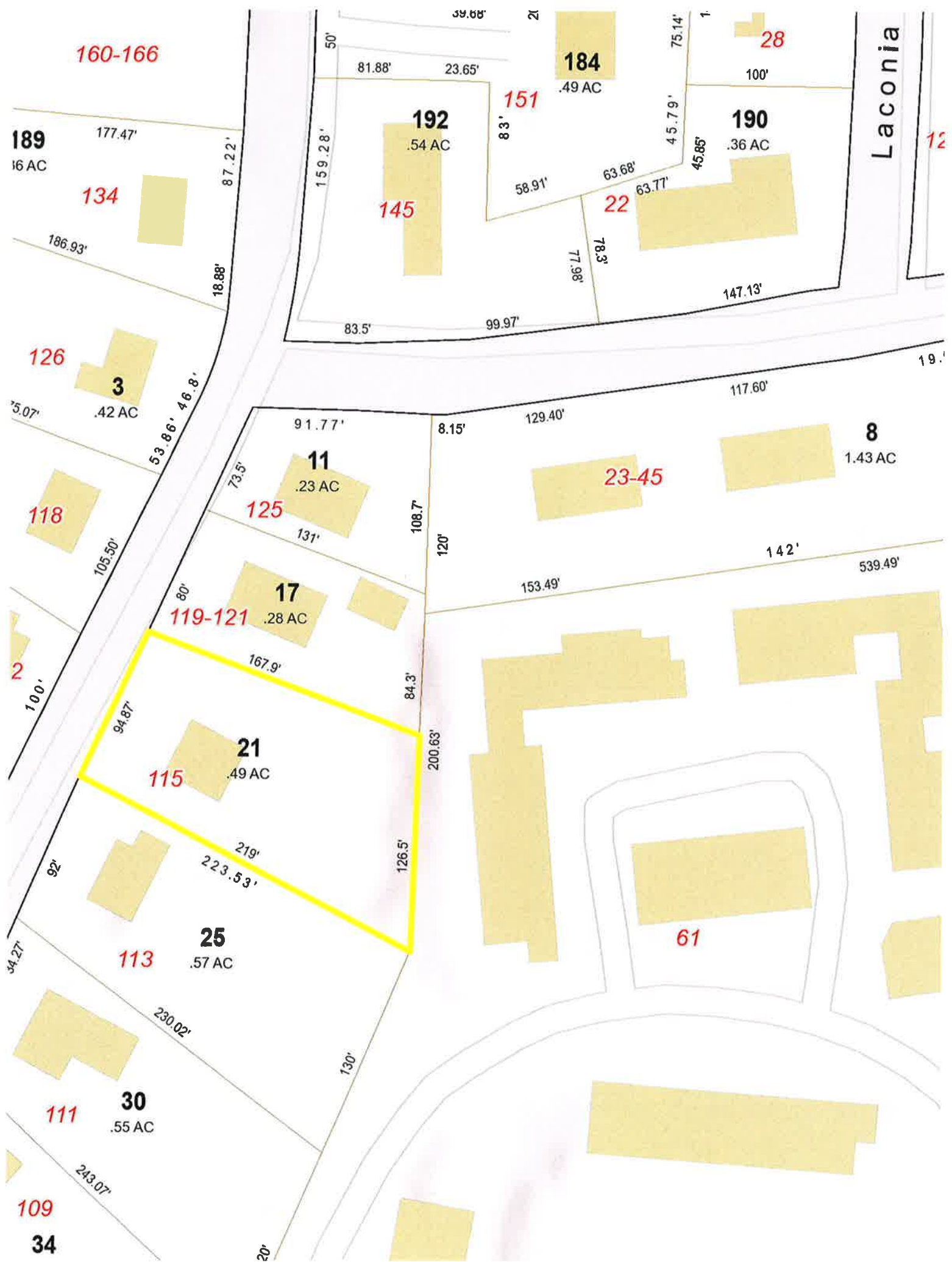
Section 414 – Livestock

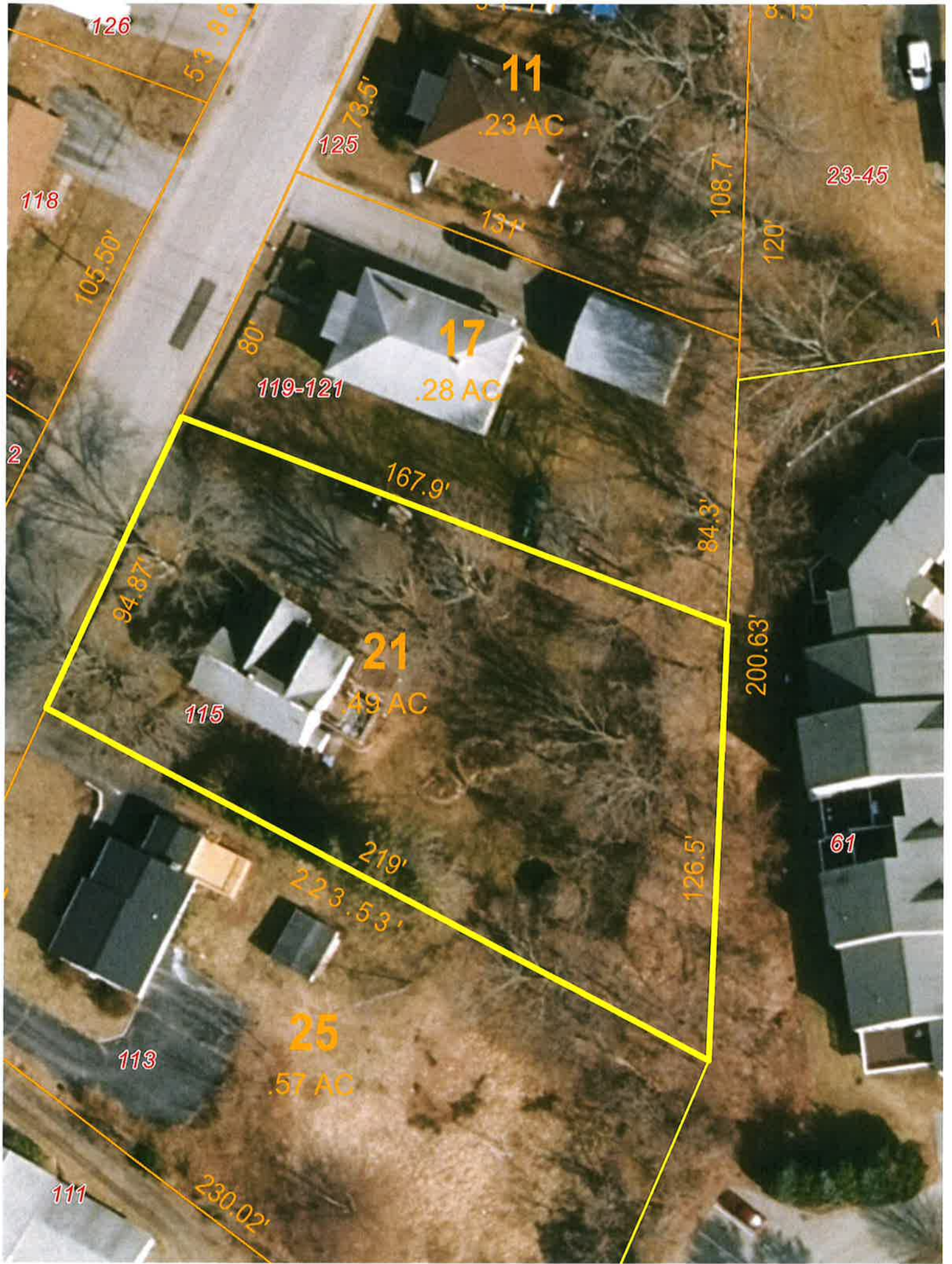
- A. No pigsty shall be built or maintained on marshy ground or land subject to overflow, nor within three hundred feet of any inhabited house or public meeting house on property other than that of the proprietor of the pigsty.

Keeping of livestock in other than an AG-2 District shall adhere to the following requirements:

- A. Large animals (over fifty pounds when mature) – two acres is required for two head of livestock, plus one-half (1/2) acre for each additional head.
- B. Small animals (under 50 pounds when mature) – one acre is required for six small animals, plus one-half (1/2) acre for each additional six-head.
- C. Fowl – one acre is required for twenty-four (24) birds, plus one-half (1/2) acre for each additional 12 birds, except for the keeping of chickens on lots of less than one acre in the R-40, R-20, R-10, and R-7 districts, which is conditional on a Special Permit from the Commission subject to the following conditions:

- 1.. A chicken coop and enclosure (pen) shall be required on all residential properties where chickens are kept.
2. Chickens are allowed only in the chicken coop and the outdoor enclosure.
3. Roosters and free-range fowl are not permitted.
4. The coop shall accommodate not more than six (6) chickens, must be located in the rear yard and shall not exceed a maximum size of eight (8) feet by six (6) feet and a maximum height of six (6) feet.
5. The outdoor enclosure shall be a minimum of eight (8) feet by six (6) feet.
6. A metal sealable food container is required.
7. Waste materials must be disposed of in a manner that will not cause odor, flies or attract vermin.
8. The coop enclosure and storage/composting of waste must be set back a minimum of thirty five (35) feet from all property lines and shall not be visible from the street.

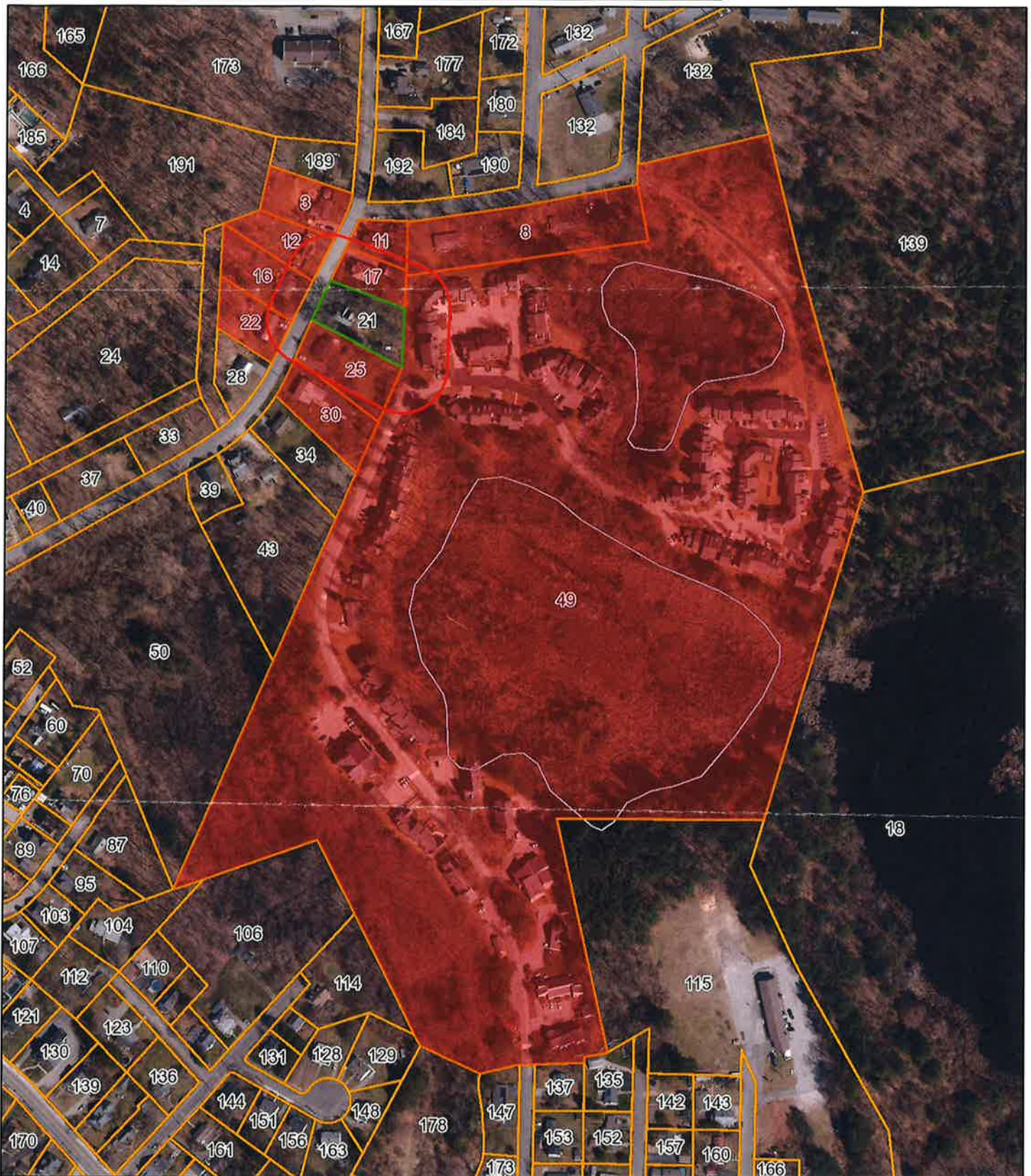






CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



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



100 feet Abutters List Report

Putnam, CT
March 20, 2026

Subject Property: 016-021
Parcel Number: 016-021-000
CAMA Number: 115 FARROWS ST
Property Address:

Mailing Address: LUNDWALL JENNIFER R
115 FARROWS ST
PUTNAM, CT 06260

Abutters: 016-003
Parcel Number: 016-003-000
CAMA Number: 126 FARROWS ST
Property Address:

Mailing Address: RUDMAN CHARLETTE A & GARY
126 FARROWS ST
PUTNAM, CT 06260

016-008
Parcel Number: 016-008-000
CAMA Number: 23-45 FLAGG ST
Property Address:

Mailing Address: SOVEREIGN PROPERTY ASSOCIATES
LLC
113 SCHOOL ST
DANIELSON, CT 06239

016-011
Parcel Number: 016-011-000
CAMA Number: 125 FARROWS ST
Property Address:

Mailing Address: OBRIEN DAVID F
125 FARROWS ST
PUTNAM, CT 06260

016-012
Parcel Number: 016-012-000
CAMA Number: 118 FARROWS ST
Property Address:

Mailing Address: HANLON PAULA J
118 FARROWS ST
PUTNAM, CT 06260

016-016
Parcel Number: 016-016-000
CAMA Number: 112 FARROWS ST
Property Address:

Mailing Address: PASQUERELLA DARYL J
112 FARROWS ST
PUTNAM, CT 06260

016-017
Parcel Number: 016-017-000
CAMA Number: 119-121 FARROWS ST
Property Address:

Mailing Address: JOLY LORETTA E
121 FARROWS ST
PUTNAM, CT 06260

016-022
Parcel Number: 016-022-000
CAMA Number: 104 FARROWS ST
Property Address:

Mailing Address: DELOGE RENE H JR
104 FARROWS ST
PUTNAM, CT 06260

016-025
Parcel Number: 016-025-000
CAMA Number: 113 FARROWS ST
Property Address:

Mailing Address: DONOVAN KEVIN D
113 FARROWS ST
PUTNAM, CT 06260

016-030
Parcel Number: 016-030-000
CAMA Number: 111 FARROWS ST
Property Address:

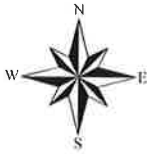
Mailing Address: LUSSIER JOANN L
111 FARROWS ST
PUTNAM, CT 06260

016-049
Parcel Number: 016-049-000
Property Address: PERRY ST

Mailing Address: Deb Kirkconnell, Property Manager
Brunet & Company Real Estate, LLC
PO Box 764
Dayville, CT 06241
Cell 860-208-1509

www.cai-tech.com

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115 Farrows St

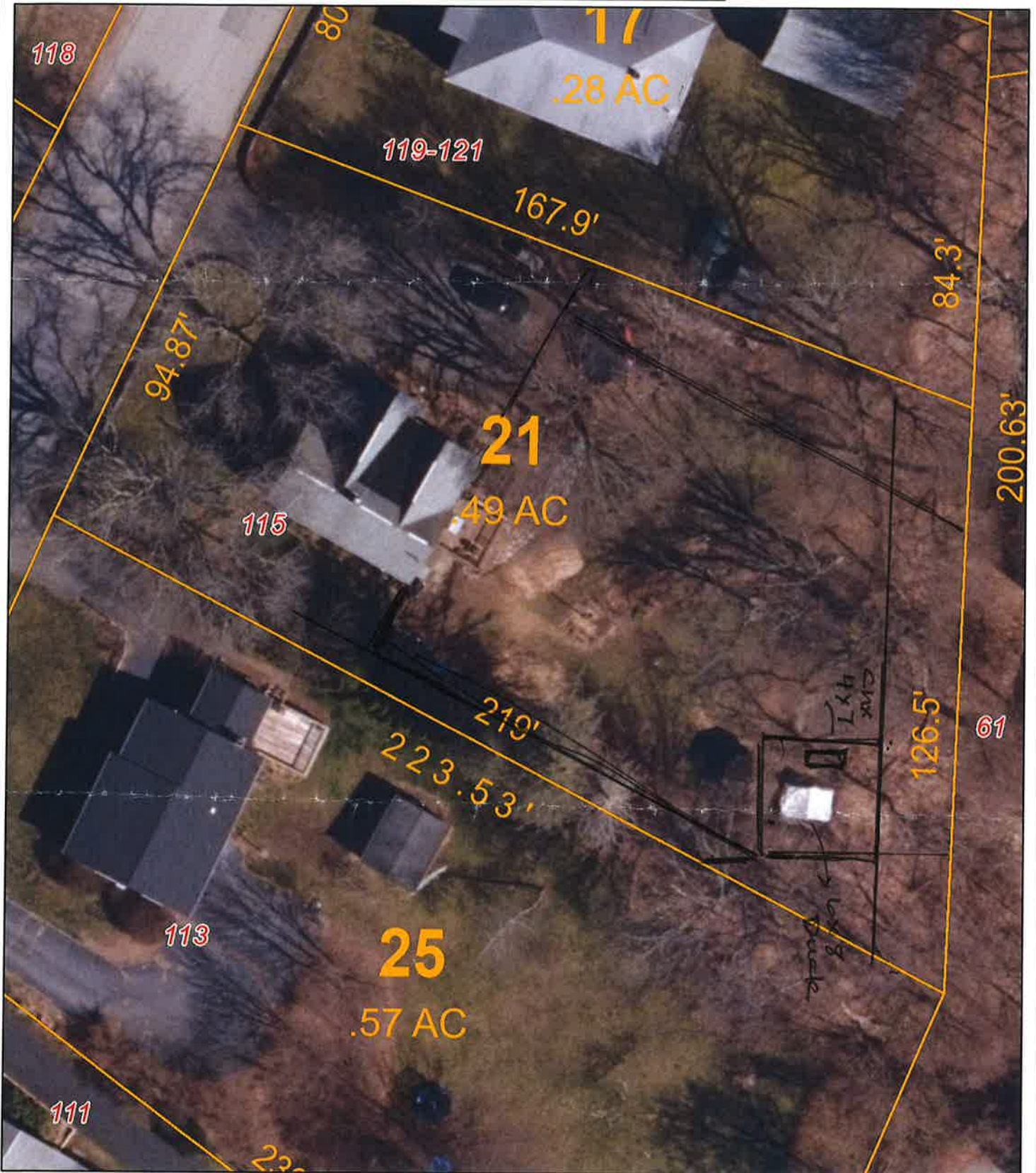
Putnam, CT

1 inch = 30 Feet



www.cai-tech.com

March 20, 2026



x Fenced in back yard * 25L x 20ft W Fenced Run

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115 Farrows St

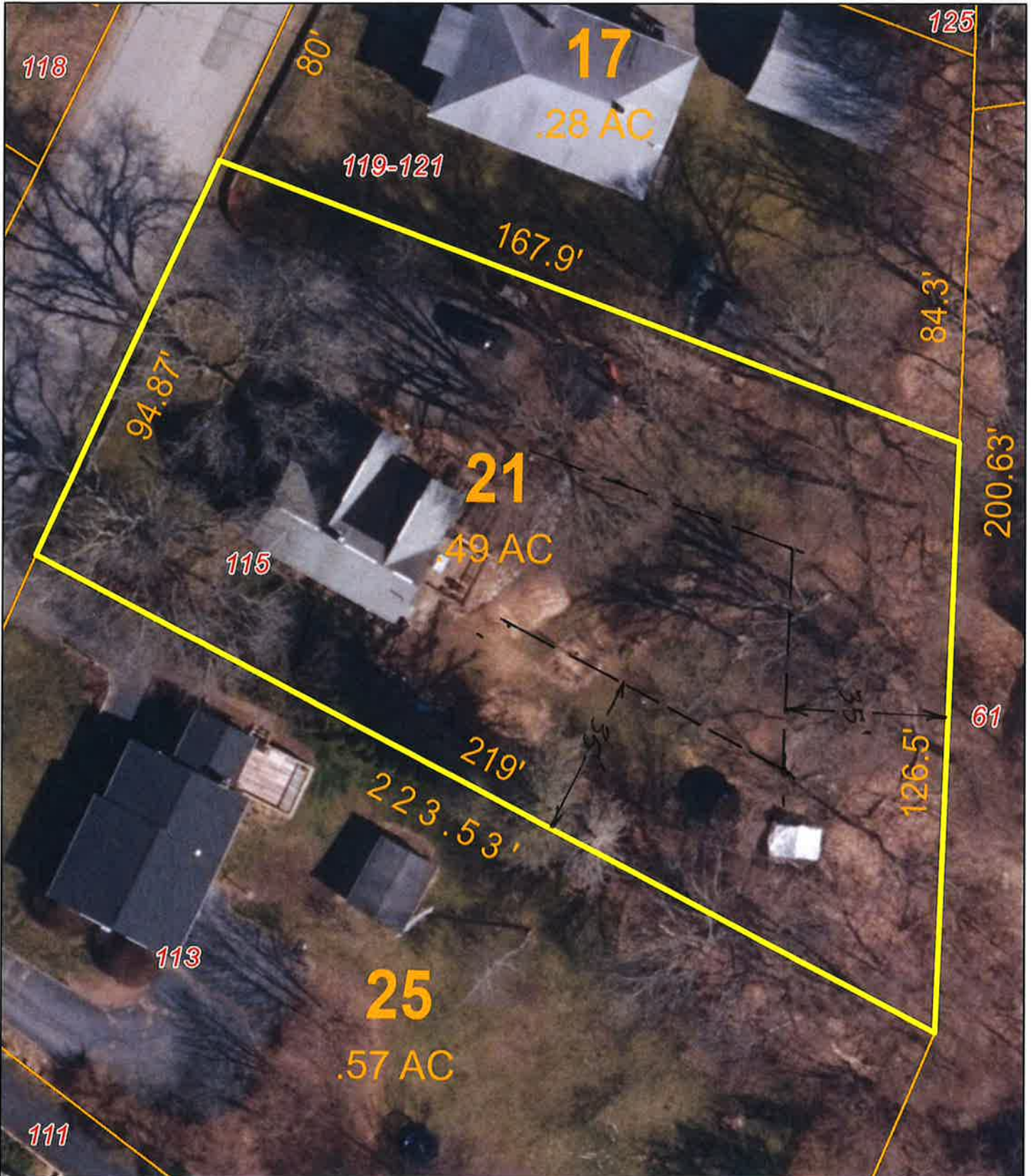
Putnam, CT

1 inch = 30 Feet



www.cai-tech.com

April 22, 2026



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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 _____

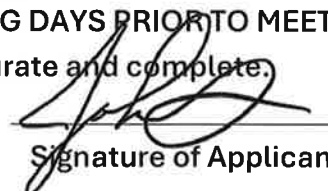
Fee: _____

Amount - Check No. _____

- 1.) Name of Applicant: 123 Park Road, LLC
Address, Telephone No., & Email Address 123 Park Rd., Putnam, CT, 860-334-4207
bdeluca@claengineers.com
- 2.) Owner of Land Same as Applicant
Address, Telephone No., & Email Address _____
- 3.) Location of Property 123 Park Road, LLC Zone I
Street Address _____
Assessor's Map No. 44 Lot No. 11
- 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.
Expansion of storage facility per attached site plans and details.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

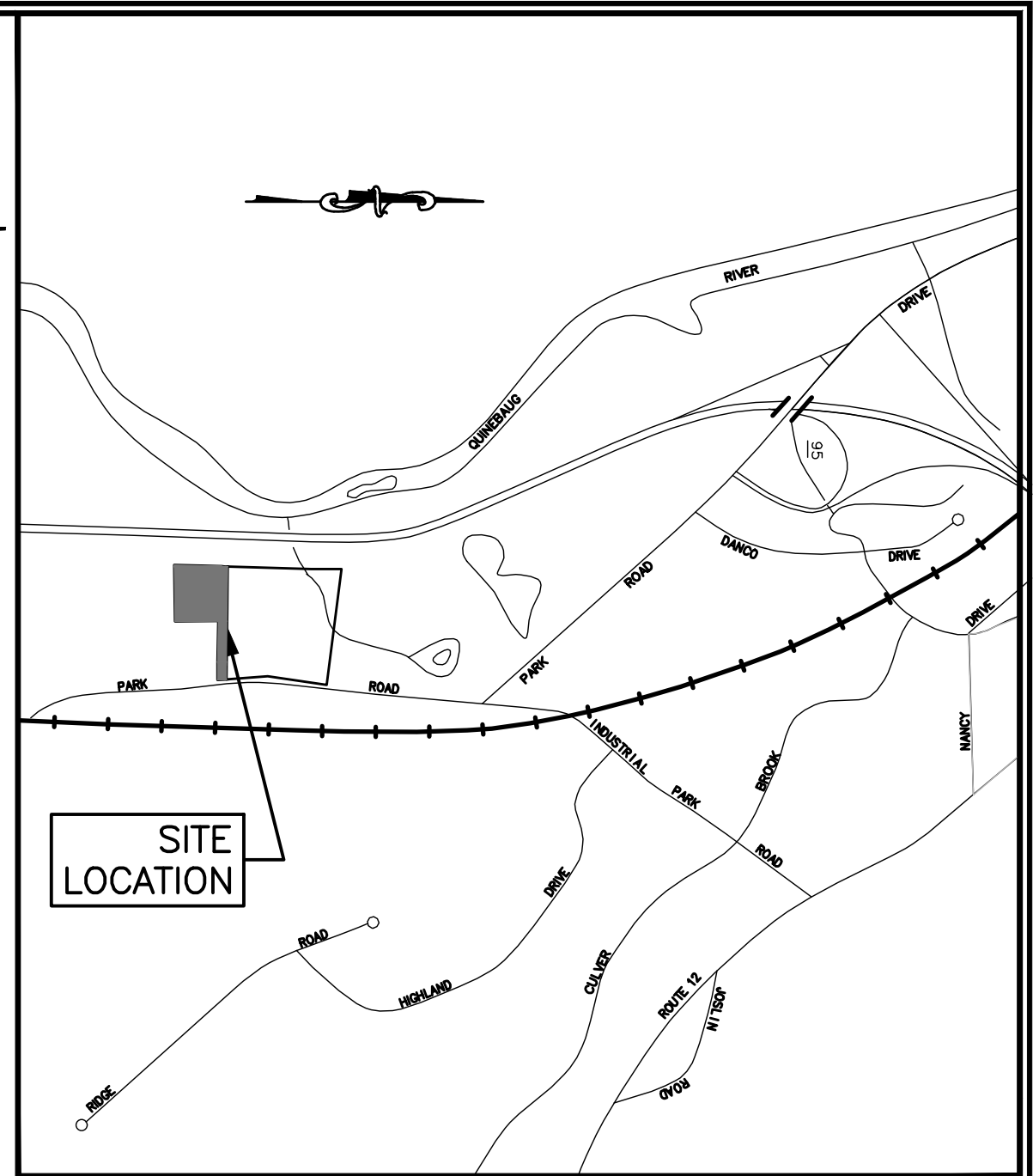
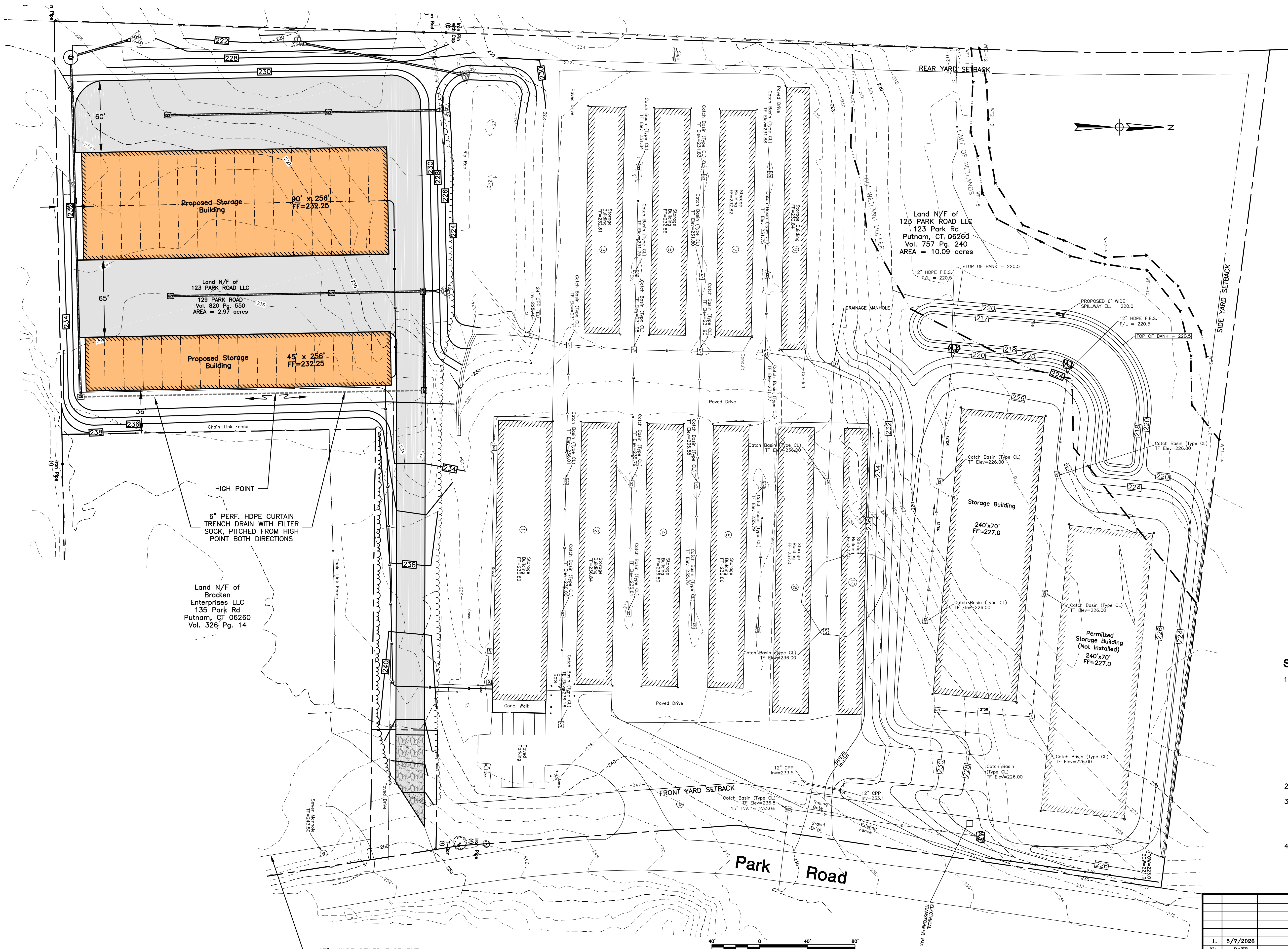
I hereby certify that all the information provided is accurate and complete.

 9/23/20
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



LOCATION MAP

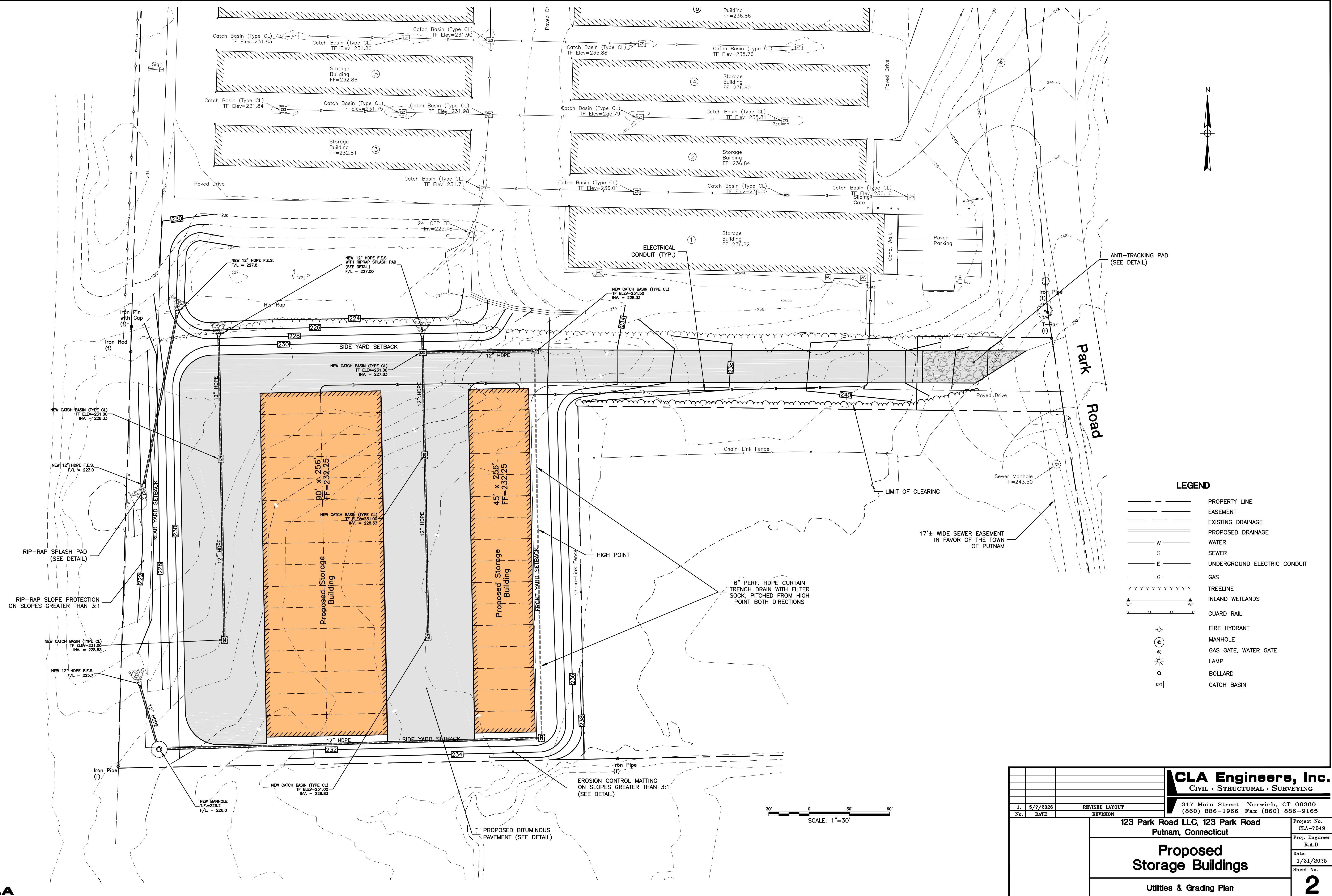
SCALE: 1"=1000±

LEGEND

---	PROPERTY LINE
---	EASEMENT
---	EXISTING DRAINAGE
---	PROPOSED DRAINAGE
W	WATER
S	SEWER
E	UNDERGROUND ELECTRIC CONDUIT
G	GAS
---	TREELINE
W	INLAND WETLANDS
---	GUARD RAIL
+	FIRE HYDRANT
+	MANHOLE
+	GAS GATE, WATER GATE
+	LAMP
+	BOLLARD
+	CATCH BASIN

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-11THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 - BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - HORIZONTAL ACCURACY: CLASS A-2
 - VERTICAL ACCURACY: CLASS V-4
 - TOPOGRAPHIC ACCURACY: CLASS T-2
- LATEST DATE OF FIELD WORK COMPLETED : 01/11/20
- MAP REFERENCES :
 - SURVEY PLAN PREPARED FOR THE WINTERBURN MANUFACTURING COMPANY PARK ROAD, PUTNAM CONNECTICUT KWP & ASSOCIATES 10-01-97
- SUBJECT PARCEL LIES WITHIN ZONE I



1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL ARE UPLOADED PERMANENTLY STABILIZED.
5. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
6. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATION DETAILS. SLOPED AREAS WITH A SLOPE OF ONE HORIZONTAL TO ONE VERTICAL (1:1) SHALL BE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
7. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
8. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
9. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
11. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
12. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS.

1. TOPOGRAPHY ESTABLISHED BY CLA ENGINEERS, INC.
2. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO THE START OF CONSTRUCTION.
3. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
4. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY INFORMATION.
5. PASSAGE OF TRAFFIC ON ROADWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC WITHIN THE PROJECT SITE. A SINGLE LANE OF TRAFFIC MUST BE MAINTAINED AT ALL TIMES FOR RESIDENTS, BUSINESSES AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL.
7. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STRIP EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES. ALL COSTS FOR TEMPORARILY SUPPORTING UTILITY POLES DURING CONSTRUCTION SHALL BE INCLUDED IN OTHER ITEMS.
9. MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED.
10. IF BLASTING IS PERFORMED A PRE-BLAST SURVEY WILL BE REQUIRED. ANY AND ALL BLASTING SHALL CONFORM TO THE REGULATIONS SET FORTH BY THE TOWN AND SHALL BE APPROVED BY THE APPROPRIATE TOWN AGENCIES AND ADJACENT UTILITY OWNERS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY AND STAKEOUT AS THEY NEED.
12. PROPOSED SITE LIGHTING SHALL BE WALL MOUNTED ON BUILDINGS DIRECTED DOWNWARD.

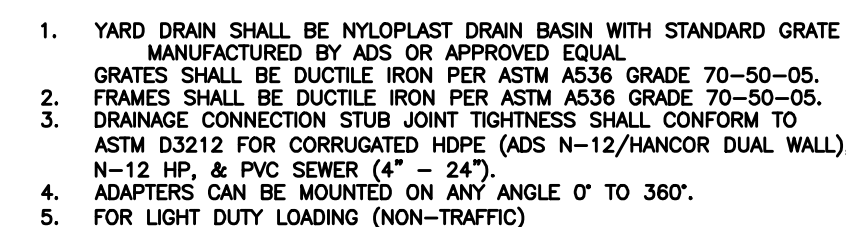
1. ALL UTILITY AND SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF PUTNAM REQUIREMENTS.
2. ANY UTILITY INSTALLATIONS TO BE TURNED OVER TO THE TOWN SHALL BE COORDINATED AND INSPECTED BY THE TOWN OF PUTNAM.

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS, APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO (2) TONS PER ACR. OR 100 TONS PER 100,000 S.F. APPLY 1/2 TON FERTILIZER OR EQUIVALENT AT THE RATE OF 300 LBS. PER ACR. OR 1.5 TONS PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

RETENTION BASIN & RAIN GARDENS
SEE BELOW

THE RECOMMENDED SEEDING DATES ARE:
APRIL 1 - JUNE 15 AND AUGUST 15 - OCTOBER 15

IMMEDIATELY FOLLOWING SEEDING, FIRM SEED BED WITH A ROLLER AND MULCH WITH WEED FREE STRAW. IF PERMANENT VEGETATIVE COVER IS HAS NOT BEEN ESTABLISHED BY SEPTEMBER 30, APPLY A TEMPORARY VEGETATIVE COVER ON THE TOPSOIL.



2'-6"

3/4" CRUSHED STONE
EXTENDED TO GRADE

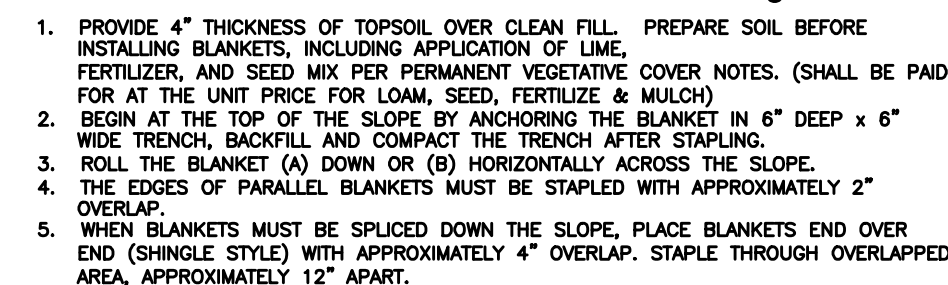
FILTER FABRIC ALONG
TRENCH WALLS & BOTTOM

6" PERFORATED PIPE
IN FILTER SOCK

TRENCH DEPTH VARIES
SEE PLAN

12"

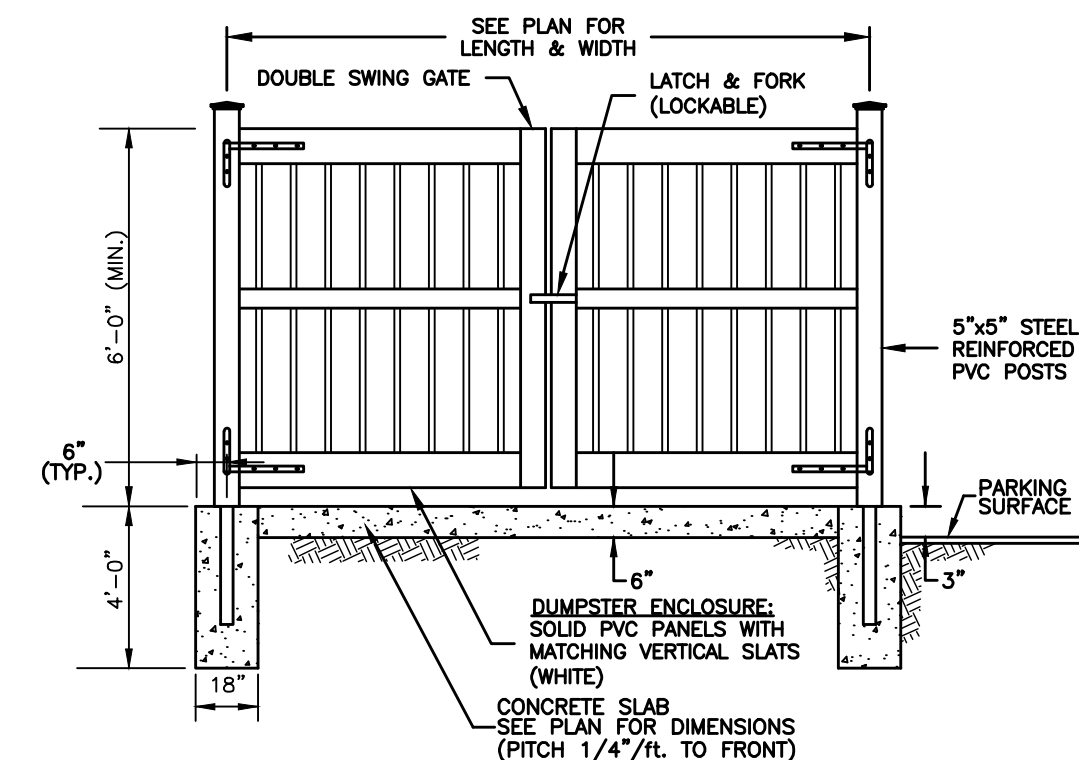
NOT TO SCALE



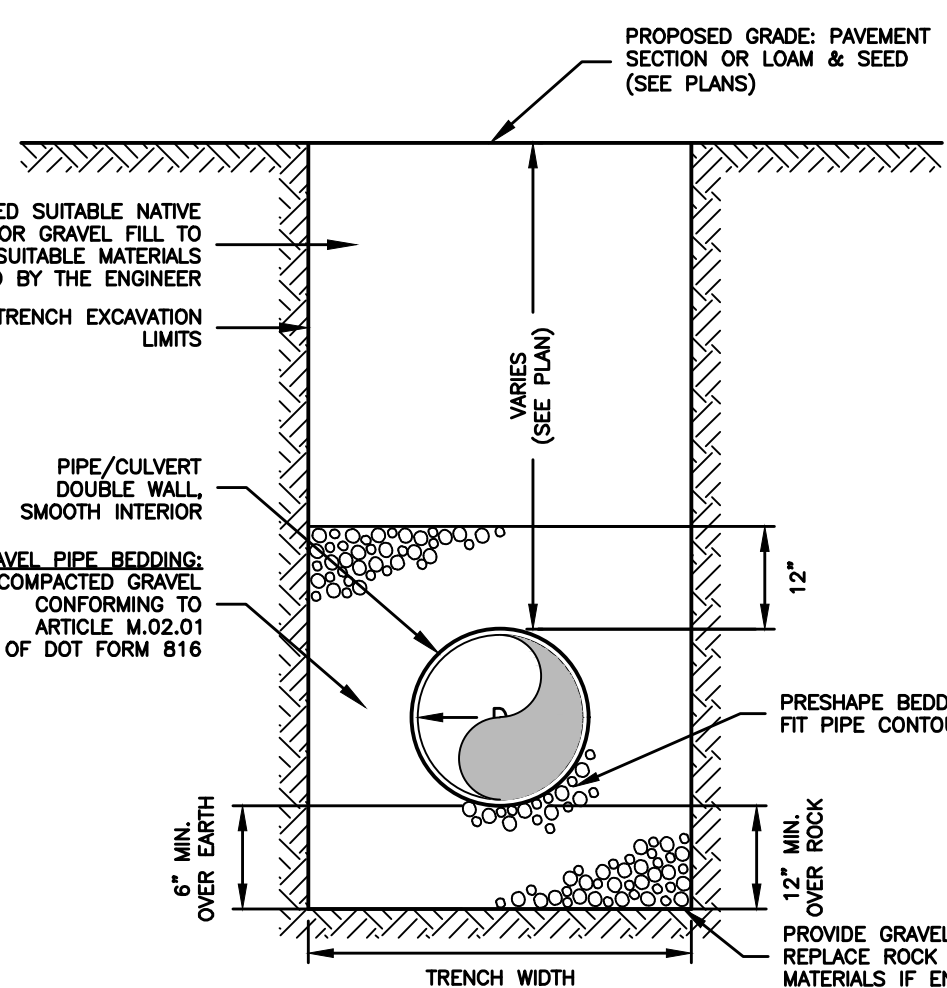
NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BIONET C125BN OR APPROVED EQUAL.



NOT TO SCALE



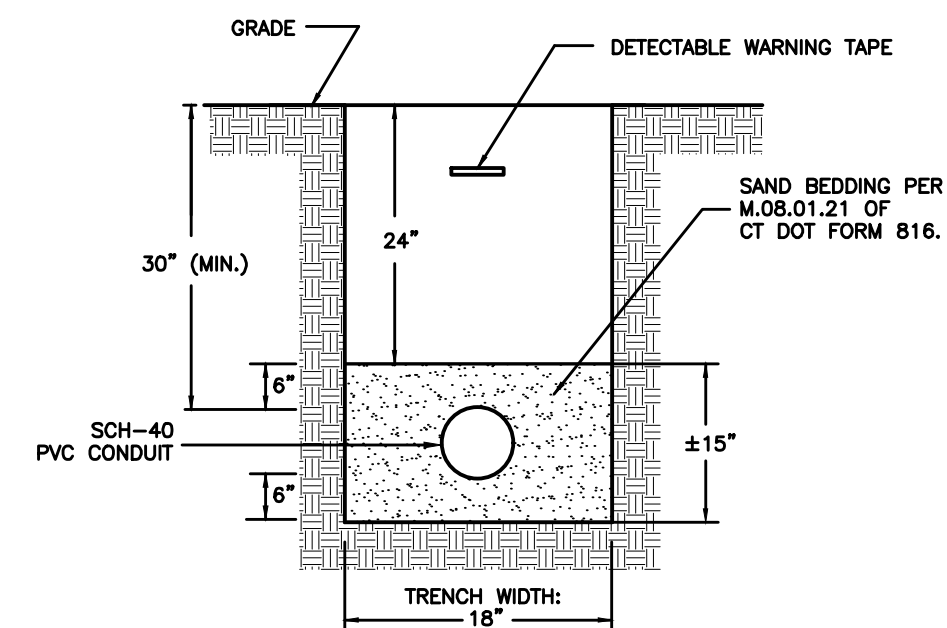
NOT TO SCALE



NOTES:

1. D=INSIDE DIAMETER OF PIPE/CULVERT.
2. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
3. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.

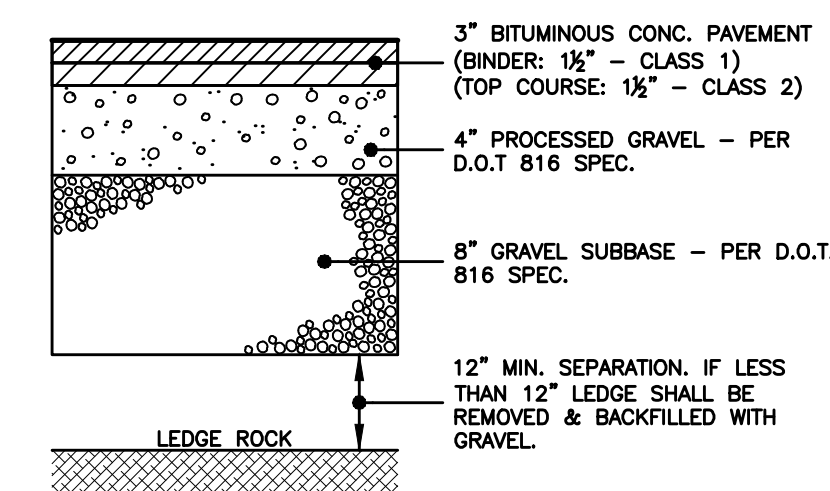
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NOTES:

1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
5. MAINTAIN 2' SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

NOT TO SCALE



NOTES:

1. PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
2. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH AASHTO T198 METHOD D

NOT TO SCALE



				 CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
1.	5/7/2026	REVISED LAYOUT		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
No.	DATE	REVISION			
		123 Park Road LLC, 123 Park Road Putnam, Connecticut		Project No. CLA-7049	
				Proj. Engineer R.A.D.	
				Date: 1/31/2025	
				Sheet No.	
		Proposed Storage Buildings			
				Construction Notes & Details	
				3	



TOWN OF PUTNAM

TOWN HALL
126 CHURCH STREET
PUTNAM, CONNECTICUT 06260



To: Putnam Town Clerk
From: Zoning Commission

In accordance with the provisions of the State of Connecticut General Statutes Chapter 124, Section 8-7, the following was: **APPROVED JUNE 17, 2015**

SPECIAL PERMIT

Is submitted to your office for recording with the Town of Putnam Land Records and indexing within the Grantor's index

Information required:

1. Description of premises:

123 Park Road, Assessors Map 44, Lot 11, Zoned Industrial

2. Nature of Permit:

General Warehousing and Storage

3. Zoning By-Law:

Section 304 Schedule of Uses & Districts

4. Name and Address of Owner of Record:

Ledle, Inc.
782 Boston Post Road
Marlboro, MA 01752

5. Name and Address of Applicant:

123 Park Road, LLC
P.O. Box 257
Oxford, MA 01540

This information is certified by:

Lee T. Post, Z.E.O.

Date

7/28/15

Town of Putnam is an Affirmative Action/Equal Opportunity Employer

Mayor's Office	963-6800	Economic Development.....	963-6834	Planning Commission.....	963-6803	Town Clerk	963-6807
Animal Control	963-6804	Fire Marshall.....	963-6805	Public Works.....	963-6813	Town Hall Fax	963-6814
Assessor	963-6802	Inland-Wetlands	963-6803	Revenue Collector	963-6806	Treasurer	963-6809
Building/Zoning	963-6803	Parks & Recreation.....	963-6811	Refuse & Recycling.....	963-6818	ZBA Commission	963-6803

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX
C

November 14, 2023

Mr. Bruce Fitzback
Land Use Agent
Inland Wetlands Commission
200 School Street
Putnam CT 06260

RE: 129 Park Rd
Putnam CT

Dear Mr. Fitzback:

I have investigated the parcel known as 129 Park Rd. Putnam CT (Map 44, lot 17) and found that there are no inland wetlands or watercourses as defined by C.G.S. section 22a on the property. I conducted this investigation in June of 2021 using a hand held auger and spade.

Please contact me with any questions.

Sincerely,

Robert C Russo

Robert C Russo CSS