

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

Roll Call:

Agenda:

Public hearing on Appeal # 2025-008A Sukpaseuth Phongsa & Khamphanh Phongsa request for variances from Section 601 of the Town of Putnam Zoning Regulations to reduce the 33 required parking spaces down to 22 parking spaces and Section 601(c.) setback of parking access from property line: reduced from the required 5 feet down to approximately 2 feet. The applicant is seeking variances for the construction of a restaurant and a grocery store. Property is located at 611 School Street, Town Assessors Map 26, Lot 67, Zoned Highway Commercial. VOTE REQUIRED

Public hearing on Appeal # 2026-003 Hilb Group/Edward & MaryLou Desaulnier requests a 5-foot variance for the placement of a 25 square foot sign on the side of the building facing Canal Street. Property is located at 16 Pomfret Street, Town Assessors Map 15, Lot 75, Zoned PD. VOTE REQUIRED

Public hearing on Appeal # 2026-004 Dennis Campbell requests for a front yard variance from the required 50 feet down to 40 feet for the construction of a 20' X 34' addition to an existing garage. Property is located at 510 Liberty Highway, Town Assessors Map 26, Lot 76, Zoned R-40. VOTE REQUIRED

Regular Meeting:

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

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2025-008A Sukpaseuth Phongsa & Khamphanh Phongsa – 611 School Street - Variance
Reduce the 33 required.
parking spaces down to 22 parking
spaces. Setback of parking access
from property line: from required 5
feet down to approximately 2 feet.

Appeal # 2026-003 Hilb Group/Edward & MaryLou Desaulnier – 16 Pomfret Street – Variance of 5 feet
to increase signage from the required
20 square feet to 25 square feet for
The signage facing Canal Street.

New Business Continued:

Appeal # 2026-004 Dennis Campbell – 510 Liberty Highway - Variance of 10 feet front yard variance from the required 50 feet front yard down to 40 feet for the construction of a 20' X 34' addition to an existing garage.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the June 16, 2026, meeting.

Adjournment.

Topic: ZBA Zoom Meeting

Time: May 19, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83666741068?pwd=oKTdwwZ5nPngRzyWO7UGzJTcaarUTV.1>

Meeting chat link

<https://us06web.zoom.us/jc/83666741068>

Meeting ID: 836 6674 1068

Passcode: 1JjtLp

Mobile

1 929 205 6099 US (New York)

Meeting ID: 836 6674 1068

Passcode: 245938

Find your local number: <https://us06web.zoom.us/u/kcGr3nhcUK>

Join by SIP

• 83666741068@zoomcrc.com

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

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

Absent: Joseph Nash

Agenda:

Continued the public hearing on Appeal # 2025-006 Derik Gagnon request for a variance from the Town of Putnam Zoning Regulations Section 607 Excavation B. Exemptions 2. Provided that less than 1500 cubic yards is disturbed or removed. The applicant is requesting to vary the exemption of 1500 cubic yards to the removal 5000 cubic yards. Property located at 188 Sabin Street, Town Assessors Map 10, Lot 83, Zoned R-10. Bruce Fitzback reviewed the plans as the applicant was not present during the public hearing. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Derik Gagnon arrived after the close of his public hearing.

Continued the public hearing on Appeal # 2025-008 Sukpaseuth Phongsa & Khamphanh Phongsa request for variances from Section 601 of the Town of Putnam Zoning Regulations to reduce the 33 required parking spaces down to 22 parking spaces and Section 601(c.) setback of parking access from property line: reduced from the required 5 feet down to approximately 2 feet. The applicant is seeking variances for the construction of a restaurant and a grocery store. Property is located at 611 School Street, Town Assessors Map 26, Lot 67, Zoned Highway Commercial. Attorney Cotnoir requested a continuance of the public hearing. Motion by Mike Bogdanski to continue the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Continued the public hearing on Appeal # 2025-009 Krupa Shah request for a variance for the placement of a Bounce X sign next to the Montana Nights Axe Throwing for better visibility of sign & business. Property is located at 50 Providence Pike Unit # 2, Town Assessors Map 26, Lot 007/003, Zoned Highway Commercial. K Mrunal Desai joined via zoom. He explained that the sign would not be visible entering the plaza as the building has an outward extension that would hide the sign. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened public hearing on Appeal # 2025-011 Sixty Providence Street LLC request for a variance from the required rear yard setback of 25' down to 10' for the construction of a 600 sq. ft. wash bay building. Property located at 60 Providence Street, Town Assessors Map 11, Lot 80, Zoned General Commercial. John Rauh reviewed his plans and the water and oil separator that would be installed in the enclosed wash bay building. David Meurnier of the Knights of Columbus spoke in opposition stating that the access strip between the applicant's property and the Knights of Columbus leading to the rear of the Knights of Columbus has been utilized and maintained by the Knights of Columbus for years. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened public hearing on Appeal # 2026-001 Scott Wojciechowski request for a variance from the required front yard setback of 50' down to 30' for the placement of a Klotter Farm Shed measuring 14' X 28' to line up with the existing driveway. Property is located at 14 Liberty Highway, Town Assessors Map 046, Lot 035, Zoned R-40. Scott Wojciechowski reviewed his proposal with the Board. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened public hearing on Appeal # 2026-002 John & Laura Williams request for a variance from the required side yard setback of 20' down to 6' at one corner for the construction of a 600 S.F. garage with lean-to to be located off an existing driveway. Property is located at 155 Thompson Avenue, Town Assessors Map 21, Lot 004, Zoned R-40. The applicants reviewed their plans with the Board. Motion by Mike Bogdanski to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the December 16, 2025, meeting.

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

Correspondence:

Public Participation:

New Business:

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

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

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

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

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

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

Appeal # 2025-011 Sixty Providence Street LLC - Variance – Reduce 25' rear yard setback down to 10' for the construction of a 600 sq. ft. wash bay building.

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

Appeal # 2026-001 Scott Wojciechowski – Variance - Front yard setback of 50' down to 30' for the placement of a Klotter Farm Shed measuring 14' X 28'. Property is located at 14 Liberty Highway, Town Assessors Map 046, Lot 035, Zoned R-40.

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

Appeal # 2026-002 John & Laura Williams – Variance - Side yard setback of 20' down to 6' at one corner for the construction of a 600 S.F. garage with lean-to to be located off an existing driveway. Property is located at 155 Thompson Avenue, Town Assessors Map 21, Lot 004, Zoned R-40.

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

Other Business: VOTE REQUIRED

Election of Officers:

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

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

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

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

Respectfully submitted by Brenda Roy.

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

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: _____

FEE: _____
Amount Check #

- _____
APPLICATION FOR SPECIAL EXCEPTION
✓

VARIANCE FROM THE ZONING ORDINANCE

CERTIFICATE OF APPROVAL OF LOCATION

APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Sukpaseuth Phongsa and Khamphanh Phongsa
ADDRESS & TELEPHONE NO. 15 Wolf Den Drive, Pomfret, CT 06259
- 2.) OWNER OF LAND Same as applicant
ADDRESS Same as applicant
- 3.) PREMISES LOCATED AT: MAP 26 LOT 67 STREET CARD NO. 2487
- 4.) ZONE HC AREA OF LOT 3.00 acre FRONTAGE 120 ft.

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

Applicant is seeking to remove the single family dwelling and detached two car garage currently on the site and erect a restaurant and grocery store roughly on the same site as the existing buildings. The site previously had street access to Route 44 over Brookside Drive but Brookside Drive has been discontinued by the town; accordingly the new building would be served by a dedicated driveway coming out directly on Route 44. The proposed use is permitted in the Highway Commercial Zone as of right pursuant to Putnam Zoning Regulations Sect. 304, Table III; however 33 parking spaces would be required. After further review and consideration the applicant, by making changes to his original plan (which was reviewed by staff informally) is able to provide 22 spaces but further increase in that number is impossible due to: the preexisting configuration of the lot, a required storm-water system and the discontinuance of Brookside Drive.

Therefore, the applicant seeks the following variances:

1. Regulations Article VI, Sect. 601 et seq., required parking spaces: reduce from 33 to 22.
2. Regulations Article VI, Sect. 601(C), setback of parking access from property line: reduce from 5 feet to approximately 2 feet.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Sukpaseuth and Khamphanh Phongsa

By Ernest J. Cotnoir 4/10/2026

SIGNATURE OF APPLICANT DATE
Ernest J. Cotnoir, Their Attorney

SIGNATURE OF CHAIRMAN

**TOWN OF PUTNAM
ZONING BOARD OF APPEALS**

In Re:

SUKPASEUTH PHONGSA and
KHAMPHANH PHONGSA

Application for Variance

April 10, 2026

APPEARANCE

Please enter the appearance of the undersigned for Sukpaseuth Phongsa and Khamphanh Phongsa, the applicants in the above captioned proceeding.



Ernest J. Cothair

P.O. Box 187

Putnam, CT 06260

(860)928-9694

Facsimile (860)928-9459



611 School Street

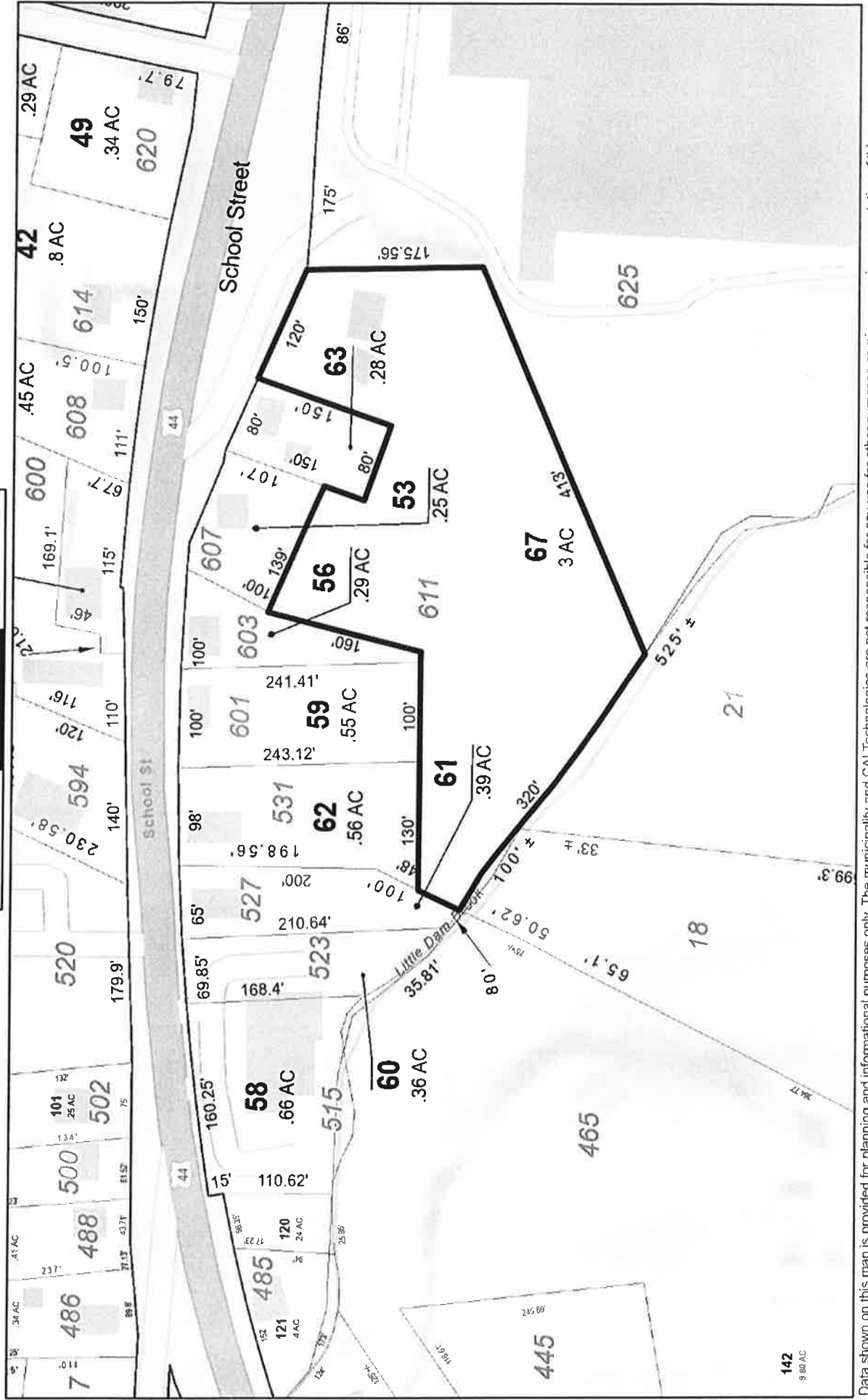
Putnam, CT

1 inch = 141 Feet

April 10, 2026



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CURRENT OWNER			SUPPLEMENTAL DATA				CURRENT ASSESSMENT				PREVIOUS ASSESSMENTS (HISTORY)				
PHONGSA SUKPASEUTH & KHAMPHANH L 15 WOLF DEN RD POMFRET CT 06259	Alt Prcl ID	104/034-00	490	X			Description	Code	Appraised	Assessed					
	Survey		ECZ				RES.	100	158,200	110,700					
	Traffic	HEAVY	NBHD Gro	3			RES.	100	57,500	40,200					
	Census	9031	NHBD	TOWN			RES.	100	5,500	3,900					
	District	2	Unsold Co												
	GIS ID	026-067			Assoc Pid#										
							Total				221,200 154,800				
RECORD OF OWNERSHIP															
PHONGSA SUKPASEUTH & KHAMPHANH L	VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
611 SCHOOL STREET LLC	859 774	10-24-2023	U	I	250,000	25	2025	100	110,700	2025	100	110,700	2024	100	110,700
MISIASZEK HENRY	0487 0148	08-09-2004	Q	I	240,000	00		100	40,200		100	40,200		100	40,200
THOMPSON KAREN M	0485 0052	07-22-2004	U	I	1	29		100	3,900		100	3,900		100	3,900
MISIASZEK HENRY	0082 0318	02-01-1968	U	I	0										
							Total				154,800 154,800				
							Total				154,800 154,800				

OWNERSHIP NOTES															
APPRaised VALUE SUMMARY															
This signature acknowledges a visit by a Data Collector or Assessor															
APPRaised VALUE SUMMARY															
Appraised Building Value															
Appraised Extra Features Value															
Appraised Outbuilding Value															
Appraised Land Value															
Valuation Method															
Total Appraised Parcel Value															

BUILDING PERMITS							VISIT HISTORY					
Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Cd	Purpose/Result		
							05-15-2024	VA	30	Field Review		
							02-12-2014	SS	00	Meas. & Listed		
							07-17-2013	JS	02	2nd List Attempt		
							07-10-2013	JS	12	Measure & List Attempt-No one h		
							06-05-2008	LK	00	Meas. & Listed		
							04-25-2008	MM	12	Measure & List Attempt-No one h		
							02-07-2008	AD	12	Measure & List Attempt-No one h		
LAND VALUATION												
Building #	Use Code	Description	Land Units	Unit Price	Unit Price	Size Adj	Site Index	Cond.	Neighborhood	Nbhd. Adj	Location Adjustment	Land Value
1	1-1	1-Family	1.000 AC	52,500.00	52,500.00	1.00000	5	1.00	0035	0.950	1.0000	49,900
1	1-1	1-Family	2.000 AC	4,000.00	4,000.00	1.00000	0	1.00	0035	0.950	1.0000	7,600
Parcel Total Land Area 3.00											Total Land Value	57,500

CONSTRUCTION DETAIL				COST / MARKET VALUATION			
Element	Code	Description		Building Value New	Year Built	Depreciation Code	Remodel Rating
Style:	04	Cape Cod		239,623			
Model	01	Residential			1949		
Grade:	11	C				F	
Stories:	1						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure:	03	Gable/Hip					
Roof Cover	03	Asphalt/Arch					
Interior Wall 1	03	Plastered					
Interior Wall 2							
Interior Flr 1	12	Hardwood					
Interior Flr 2	05	Vinyl/Asphalt					
Heat Fuel	02	Oil					
Heat Type:	05	Hot Water					
AC Type:	01	None					
Total Bedrooms	02	2 Bedrooms					
Total Bthrms:	1						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms:	5						
Bath Style:	01	Old Style					
Kitchen Style:	01	Old Style					
			RCNLD	158,200			

OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage	L	528	28.00	1949	F	30	C	1.00	4,400
FOP	Open Frame P	L	200	18.00	1949	F	30	C	1.00	1,100

BUILDING AREA			
Code	Description	Living Area	Floor Area
BAS	First Floor	1,160	1,160
FEP	Enclosed porch	0	112
UAT	Attic, Unfinished	0	1,115
UBM	Basement, Unfinished	0	1,160
UST	Unf. Storage	0	25
Total Gross		1,160	3,572



100 feet Abutters List Report

Putnam, CT
April 10, 2026

Subject Property:

Parcel Number: 026-067
CAMA Number: 026-067-000
Property Address: 611 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
603 SCHOOL ST APT B
PUTNAM, CT 06260

Abutters:

Parcel Number: 008-142
CAMA Number: 008-142-C00
Property Address: 465 SCHOOL ST

Mailing Address: HOMES AT SCHOOL LLC
305 BUTLERTOWN ROAD
OAKDALE, CT 06370

Parcel Number: 026-053
CAMA Number: 026-053-000
Property Address: 607 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
603 SCHOOL ST APT B
PUTNAM, CT 06260

Parcel Number: 026-056
CAMA Number: 026-056-000
Property Address: 603 SCHOOL ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
603 SCHOOL ST APT B
PUTNAM, CT 06260

Parcel Number: 026-059
CAMA Number: 026-059-000
Property Address: 601 SCHOOL ST

Mailing Address: PHONGSA KHAMPHANH &
SUKPASEUTH
603 SCHOOL ST APT B
PUTNAM, CT 06260

Parcel Number: 026-060
CAMA Number: 026-060-000
Property Address: 523 SCHOOL ST

Mailing Address: SCHOOL STREET PUTNAM LLC C/O
UNITED AUTO GROUP LLC
515 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-061
CAMA Number: 026-061-000
Property Address: 527 SCHOOL ST

Mailing Address: BASTOS CARLOS & NELIA
455 RIVERSIDE DR
N GROS, CT 06255

Parcel Number: 026-062
CAMA Number: 026-062-000
Property Address: 531 SCHOOL ST

Mailing Address: BENJAMIN EVA & CARINE AARON
531 SCHOOL ST
PUTNAM, CT 06260

Parcel Number: 026-063
CAMA Number: 026-063-000
Property Address: 609 SCHOOL ST

Mailing Address: PHONGSA SUKPASEUTH &
KHAMPHANH L
603 SCHOOL ST APT B
PUTNAM, CT 06260

Parcel Number: 026-072
CAMA Number: 026-072-000
Property Address: 625 SCHOOL ST

Mailing Address: PUTNAM ACQUISITION LIMITED
PARTNERSHIP C/O WS ASSET
MANAGEMENT
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467

Parcel Number: 026-075
CAMA Number: 026-075-000
Property Address: 21 SHIPPEE WOODS DR

Mailing Address: MAUER JEANINE C LU
21 SHIPPEE WOODS DR
PUTNAM, CT 06260



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4/10/2026

Page 1 of 2



100 feet Abutters List Report

Putnam, CT
April 10, 2026

Parcel Number: 026-078
CAMA Number: 026-078-000
Property Address: 18 SHIPPEE WOODS DR

Mailing Address: MAINE CHRISTINE A
18 SHIPPEE WOODS DR
PUTNAM, CT 06260



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4/10/2026

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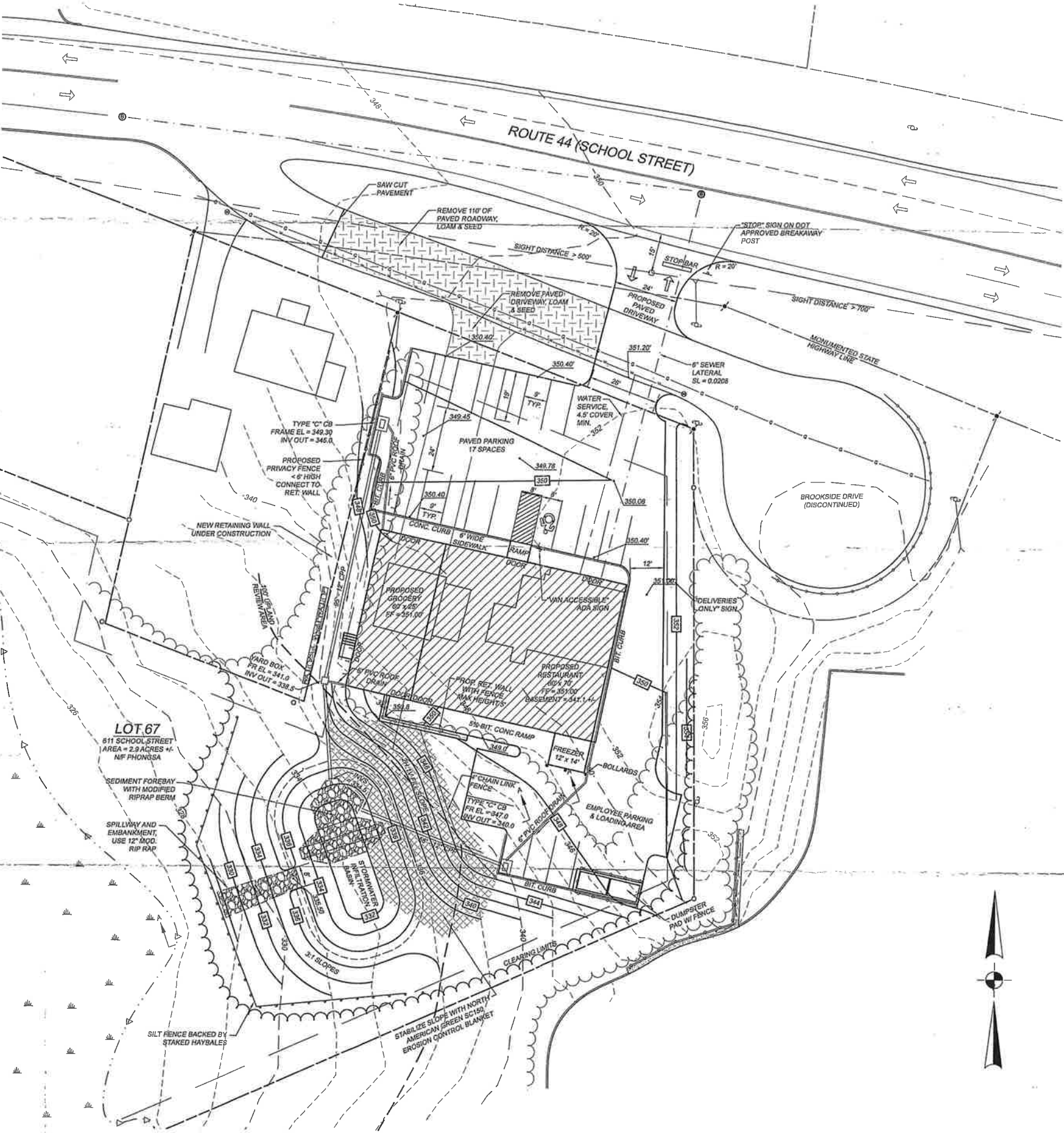
Page 2 of 2

SIGNAGE

THE APPLICANT SHALL REMOVE THE TWO SIGNS FROM THE EXISTING RESTAURANT AT 604 SCHOOL STREET, AND INSTALL THEM ON THE PROPOSED BUILDING. NO FREE STANDING SIGNS SHALL BE INSTALLED.

LIGHTING

NO FREE STANDING LIGHTS ARE PROPOSED. ALL LIGHTING SHALL BE MOUNTED ON THE BUILDING. LIGHTING SHALL BE DOWNCAST AND SHIELDED AND COMPLY WITH ALL RELEVANT ZONING REGULATIONS, INCLUDING NO LIGHT TRESPASS GREATER THAN 0.1 FOOT CANDLES TOWARDS ADJACENT RESIDENTIAL PROPERTIES.



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: PROPERTY SURVEY & TOPOGRAPHIC

ACCURACY: CLASS A2, CLASS T2

BOUNDARY DETERMINATION CATEGORY: RESURVEY

PURPOSE: TO OBTAIN PERMITS FOR CONSTRUCTION

2. REFERENCE PLANS:

(A) "PARKING IMPROVEMENTS FOR 601, 603, AND 604 SCHOOL STREET, PUTNAM CT FOR KHAMPHANH PHONGSA" BY CLA ENGINEERS INC. REVISED THROUGH MAY 25, 2023. NOT ON FILE.

(B) "PLAN OF LAND OWNED BY RAYMOND VIGEANT & MARIE VIGEANT, PUTNAM CT." BY GILBERT PERRY CE. DATED NOVE 12, 1975, SCALE 1" = 40', ON FILE AS MAP #577.

(C) "COMPILATION PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF PUTNAM ACQUISITION LIMITED PARTNERSHIP, 825 SCHOOL STREET, PUTNAM CT." BY ARTHUR MASTRONICOLA JR LS, DATED MAY 2012, ON FILE AS MAP #1507.

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

DANIEL BLANCHETTE DATE 31338 LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE:
© 2025 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER
SUKPASEUTH & KHAMPHANH PHONGSA

REFERENCE DEED
2023 LAND RECORDS VOL. 859 PG. 745

ASSESSORS REFERENCE
MAP 26 LOT 63

ZONING INFORMATION
ZONE: HC - WITH SEWERS
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'

LEGEND

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

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



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



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

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 4/21/2026

FEE: \$160.00 \$215
Amount Check #

me

- ☒ APPLICATION FOR SPECIAL EXCEPTION
☐ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Hilb Group/Edward & MaryLou Desaulnier
ADDRESS & TELEPHONE NO. 16 Pomfret Street, Putnam, CT 06260
- 2.) OWNER OF LAND Edward & Marylou Desaulnier
ADDRESS 22 Deerwood Drive, Danielson, CT 06239
- 3.) PREMISES LOCATED AT: MAP 15 LOT 75 STREET CARD NO. _____
- 4.) ZONE PD AREA OF LOT 0.36Ac FRONTAGE 339' +/-
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
New front entrance exterior sign

requesting a variance for a 25' square foot sign, -5 Foot
Variance

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Wes
SIGNATURE OF APPLICANT' DATE

Proposed signage for new building



illuminated cabinet sign

$$71'' \times 52'' = \frac{3692}{144(15\#)} = 25\#$$

INSURANCE | BENEFITS | HR SOLUTIONS

125.7 in

5.87 in

Non illuminated raised letters

Like to place this order? Contact us at 860-928-1407 or sales@gusigns.com
Approved for production by _____ Date _____



GU SIGNS.com

445 School Street
Putnam, Connecticut

Massachusetts • Rhode Island
860-928-1407
sales@gusigns.com

Hilb Group
16 Pomfret St
Putnam, CT 06260

Note:

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MEMBER OF THE FOLLOWING TRADE ORGANIZATIONS



MADE IN THE USA

Richard Clarke

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. _____

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 4/9/20
FEE: 160.00 PD CASH
Amount Check #

- ☒ APPLICATION FOR SPECIAL EXCEPTION
☐ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

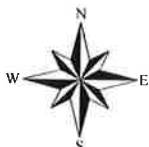
- 1.) NAME OF APPLICANT: Dennis Campbell drcampbe116855@gmail.com
ADDRESS & TELEPHONE NO. 510 Liberty Highway Putnam CT 860-942-4774
- 2.) OWNER OF LAND Dennis + Cosley Campb
ADDRESS 510 Liberty Highway Putnam CT
- 3.) PREMISES LOCATED AT: MAP 26 LOT 76 STREET CARD NO. _____
- 4.) ZONE R.40 AREA OF LOT 3.04 FRONTAGE _____
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
I am looking to add to my existing garage. I would like to add 20' wide by 34' long to the road side of the current structure. My current building is 60' from a concrete state monument boundary marker. My understanding is that I need to be a minimum of 50' from the boundary marker. My request is to be 40' from the marking monument. My hardship is that I can not add to the opposite side of the garage. As the grade of the lot would not allow good access to the new space. Over ten years since I have built the original structure I have outgrown it. I have a larger truck that I would like to be able to store inside. Please consider my request for this variance of 10'. I appreciate your time and consideration to this request.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____

[Signature] 4/9/20
SIGNATURE OF APPLICANT DATE



510 Liberty Highway

Putnam, CT

1 inch = 40 Feet



www.cai-tech.com

April 6, 2026



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List of adjoining properties of 510 Liberty highway

- . Lot #79- 580 HAWKINS RD (GUILLOT KATHLEEN D)
- . Lot #55- 97 PROVIDENCE PIKE (PUTNAM PLAZA LLC)
- . Lot #69- 532 LIBERTY HGWY (HYATT MICHAEL & BIRON JESSICA)
- . Lot #49- 85 FOX RD (RUSSO ANTHONY J & MICHEL A)
- . Lot #94- 499 LIBERTY HGWY (THERRIEN ROBERT D & MARIE JEANNE)
- . Lot #80- 498 LIBERTY HGWY (COREY RICHARD M)



510 Liberty Hgwy, Putnam, CT

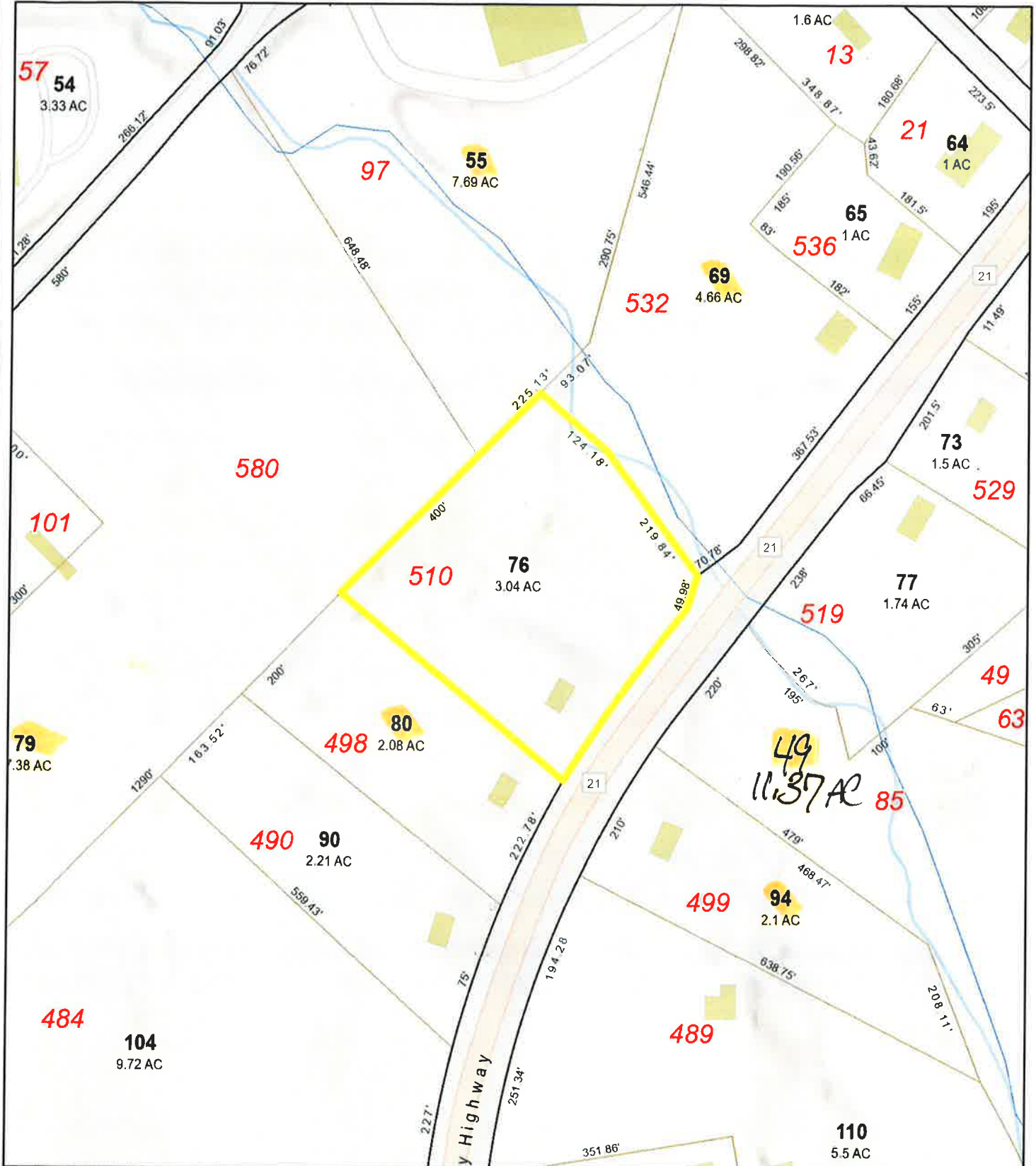
Map/Lot: 026-076-000

1 inch = 201 Feet



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April 9, 2026



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COREY RICHARD M
498 LIBERTY HIGHWAY
PUTNAM, CT 06260

GUILLOT KATHLEEN D
101 HAWKINS RD
PUTNAM, CT 06260

HYATT MICHAEL & BIRON JES
532 LIBERTY HGWY
PUTNAM, CT 06260

MARANDA DANIEL
519 LIBERTY HGWY
PUTNAM, CT 06260

PUTNAM PLAZA LLC
150 HARTFORD AVE
WETHERSFIELD, CT 06109

RUSSO ANTHONY J & MICHELL
85 FOX RD
PUTNAM, CT 06260

THERRIEN ROBERT D & MARIE
499 LIBERTY HIGHWAY
PUTNAM, CT 06260