

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

Present: Patricia Hedenberg-Chairman, Douglas Cutler-Vice Chairman, Elisabeth Thompson
Lisa-Jean Clifford

Absent: Nick Huston

Agenda:

Opened 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. Paul Terwilliger of PC Survey Associates LLC reviewed the plans with the Commission. The homes located on the proposed lots were conceptual to show that the plans would support the house. Luciana Dinobile of 59 Blood Road and Stephen DeSalvio of 29 Blood Road questioned the direction of run-off in relation to their properties. Paul Terwilliger reviewed the direction of flow. Gail Rochefort of 821 Five Mile River Road questioned the proximity to her property. Paul Terwilliger responded that the lots faced Blood Road and would be about 70 feet from hers.

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

Opened 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. Kevin Flood of Fuss & O'Neill and Brian Lynch of WPCA were present and reviewed the treatment process itself and plans with the Commission.

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 February 18, 2026, meeting.

Motion by Douglas Taylor to accept the minutes with the addition of Lisa-Jean Clifford as present, second by Elisabeth Thompson. ALL WERE IN FAVOR.

Correspondence:

New Business:

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

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

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.

Motion by Douglas Taylor to approve, second by Elisabeth Thompson. ALL WERE IN FAVOR.

Other Business:

A discussion took place regarding development at 219 Pomfret Street. It was the opinion of the Commission that a non-binding preliminary discussion take place regarding future development on the property.

Review of the proposed ordinance for Zoning Citations:

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

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

Carla Gallagher – Home Office for mobile company.

Motion by Lisa-Jean Clifford that a special permit is not necessary and give Bruce Fitzback approval to sign off, second by Douglas Taylor. ALL WERE IN FAVOR.

Mike Bogdanski – Home Office on-line sales only.

Motion by Elisabeth Thompson that a special permit is not necessary and give Bruce Fitzback approval to sign off, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Ryan Krohn-192 Park Road-2 Lot Re-Subdivision

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

Town of Putnam Planning & Zoning Commission Agent-Amendment to the regulations:

Section 702 Multi-Family Housing and Section 703 Condominiums

Motion by Lisa-Jean Clifford to accept for public hearing, second by Douglas Taylor. Patricia Hedenberg, Lisa-Jean Clifford, Douglas Taylor voted in favor of the motion. Elisabeth Thompson abstained.

Article I, General and Administrative-Section 114 Special Permit, C. Applications and Article VIII, Definitions – Manufactured or Mobile Manufactured Homes

Motion by Elisabeth Thompson to accept for public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Motion by Douglas Taylor to adjourn at 8:12 P.M., second by Elisabeth Thompson. 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.

