

**Zoning Board of Appeals Hybrid Meeting
June 16, 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 # 2026-005 Chris Ramos request for a variance in accordance with Section 401 "Schedule of Dimensional Regulations" to increase the height of an accessory building from 22 feet to 26 feet to accommodate (2) 12' X 12' overhead doors and 10' storage space. Property is located at 16 Decubellis Court, Town Assessors Map 39, Lot 56, Zoned R-40. VOTE REQUIRED

Regular Meeting:

Review minutes of the May 19, 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 # 2026-005 Chris Ramos – 16 Decubellis Court – Variance to increase the height of an accessory building from 22 feet to 26 feet to accommodate (2) 12' X 12' overhead doors and 10' storage space.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the July 21, 2026, meeting.

Adjournment.

ZBA Zoom Meeting

Time: Jun 16, 2026 7 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87216789436?pwd=EYGjvsach8j2INoqTiNsUxm9Sb0FqQ.1>

Meeting ID: 872 1678 9436

Passcode: 8bfDKM

By Phone:

- +1 929 205 6099 US (New York)

Meeting ID: 872 1678 9436

Passcode: 641651

Find your local number: <https://us06web.zoom.us/u/kb4V43tZFe>

Zoning Board of Appeals Hybrid Meeting Minutes
May 19, 2026, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Scott Zadora-Chairman, Mike Bogdanski, Marnie Ciquera, Glenn Godley,
John Williams – Alternate
Absent: Joseph Nash

Chairman Zadora seated John Williams as an acting alternate.

Agenda:

At the request of the applicant, Mike Bogdanski made a motion to postpone the opening of the public hearing on Appeal # 2025-006, second by Marnie Ciquera. ALL WERE IN FAVOR.

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. POSTPONED

Opened 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. Erin Perry of Graphics unlimited reviewed the proposed sign. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened 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. Dennis Campbell explained that due to the grade of his property he has limited placement for a garage. Motion by Marnie Ciquera to close the public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the February 17, 2026, meeting.

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

Correspondence: None

Public Participation: None

New Business:

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.

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

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.

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

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

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

Other Business:

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

Christopher Ramos – 16 Decubellis Court - Height Variance – Garage

Motion by John William to accept the application for public hearing, second by Mike Bogdanski. ALL WERE IN FAVOR.

Motion by Mike Bogdanski to adjourn at 7:10 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes were not approved by the Board and will be placed on their next meeting agenda for review.

Brenda Roy

From: Ernest Cotnoir <ecotnoir@maherandcotnoir.com>
Sent: Tuesday, May 19, 2026 9:25 AM
To: Brenda Roy
Subject: Board of Appeals Hearing

Good morning Brenda:

I am writing to confirm our telephone conversation of earlier this morning that I am requesting that the Phongsa application be continued. As we discussed, I would respectfully request the hearing not be opened until next month. I apologize for the last minute request but my father passed away earlier this morning.

Thank you.

Ernie

Ernest J. Cotnoir
Maher and Cotnoir
PO Box 187
Putnam, CT 06260
(860)928-9694

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2025-008A

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 4-10-2026

FEE: N/A
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:

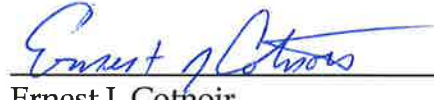
SUKPASEUTH PHONGSA and
KHAMPHANH PHONGSA

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

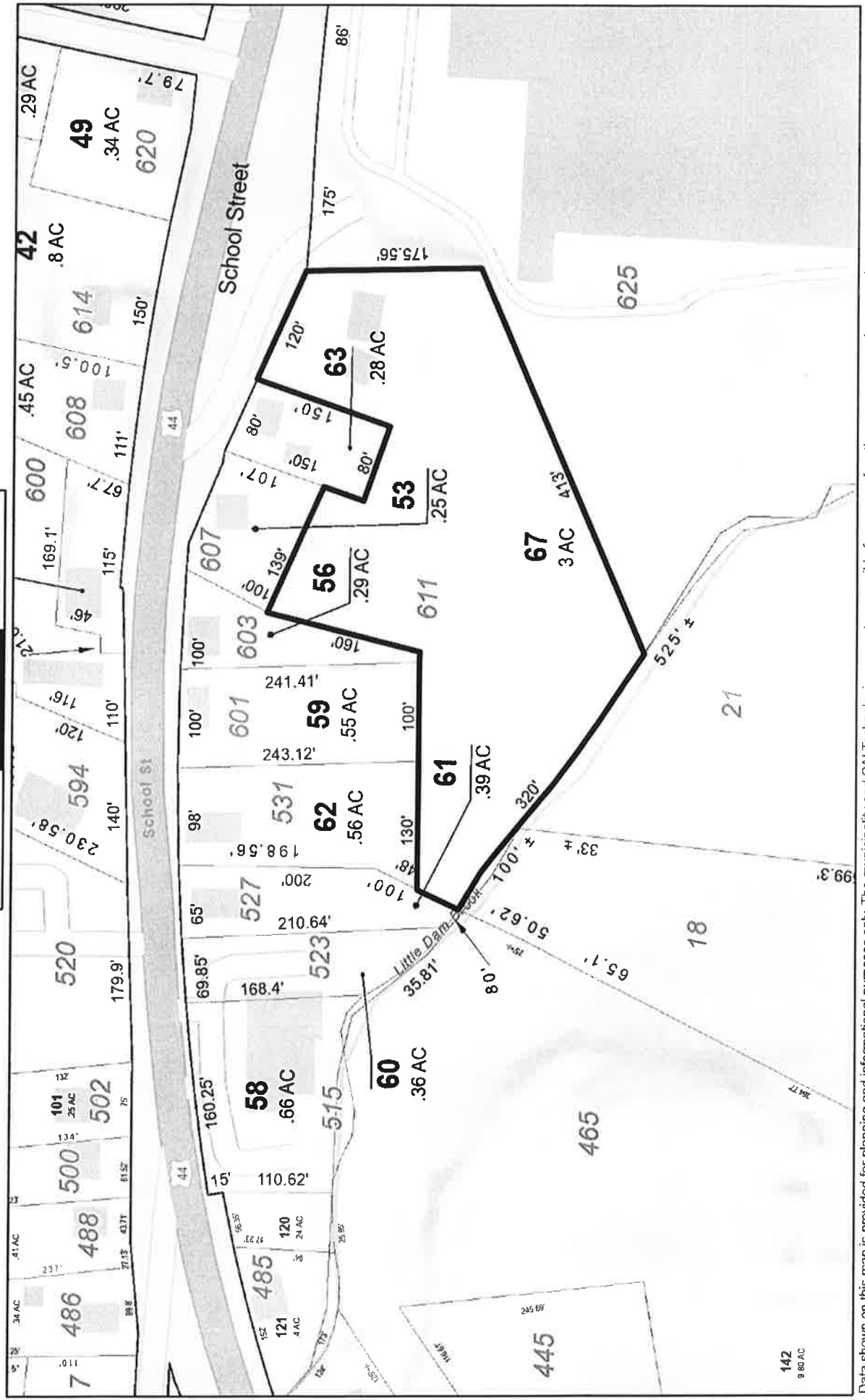
Putnam, CT

April 10, 2026

1 inch = 141 Feet



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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.

CURRENT OWNER										SUPPLEMENTAL DATA					CURRENT ASSESSMENT																																										
PHONGSA SUKPASEUTH & KHAMPHANH L 15 WOLF DEN RD POMFRET CT 06259										Alt Prcl ID		104/034-00		490		X		Description		Code		Appraised		Assessed		6116																															
										Survey				ECZ				RES.		100		158,200		110,700		40,200		PUTNAM, CT																													
										Traffic		HEAVY		NBHD Gro		3		RES.		100		57,500		40,200																																	
										Census		9031		NHBD		TOWN		RES.		100		5,500		3,900																																	
District 2 GIS ID 025-067										Unsold Co																																															
										Assoc Pid#																																															
RECORD OF OWNERSHIP										VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		Total		221,200		154,800																															
PHONGSA SUKPASEUTH & KHAMPHANH L 611 SCHOOL STREET LLC MISIASZEK HENRY THOMPSON KAREN M MISIASZEK HENRY										859		774		10-24-2023		U		I		250,000		25		Year		Code		Assessed V		Year		Code		Assessed		110,700																					
										0487		0148		08-09-2004		Q		I		240,000		00		2025		100		110,700		2024		100		110,700		100		110,700		100																	
										0487		0145		08-09-2004		U		I		1		29		100		40,200		100		40,200		100		40,200		100		40,200		100																	
										0485		0052		07-22-2004		U		I		1		29		100		3,900		100		3,900		100		3,900		100		3,900		100																	
										0082		0318		02-01-1968		U		0				Total		154,800		Total		154,800		Total		154,800																									
This signature acknowledges a visit by a Data Collector or Assessor																																																									
OWNERSHIP NOTES																																																									
APPRaised VALUE SUMMARY																																																									
Appraised Building Value																														158,200																											
Appraised Extra Features Value																														0																											
Appraised Outbuilding Value																														5,500																											
Appraised Land Value																														57,500																											
Valuation Method																														C																											
Total Appraised Parcel Value																														221,200																											
VISIT HISTORY																																																									
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		1,000.00		5		1.00		0035		0.950		1,000		49,900			
1																														1-1		1-Family		2,000		AC		4,000.00		4,000.00		1,000.00		0		1.00		0035		0.950		1,000		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	
Style:	04	Cape Cod		239,623	1949	F	
Model	01	Residential					
Grade:	11	C					
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
FGR1	Garage	L	528	28.00	1949	F	30
FOP	Open Frame P	L	200	18.00	1949	F	30
BUILDING AREA							
Code	Description	Living Area		Floor Area			
BAS	First Floor	1,160		1,160		1,160	
FEP	Enclosed porch	0		0		112	
UAT	Attic, Unfinished	0		0		1,115	
UBM	Basement, Unfinished	0		0		1,160	
UST	Unf. Storage	0		0		25	
Total Gross				1,160		3,572	

UAT
BAS
UBM

39

5

5

5

5

5

8

FEP

14

14

8

27

29

31

2

8

3

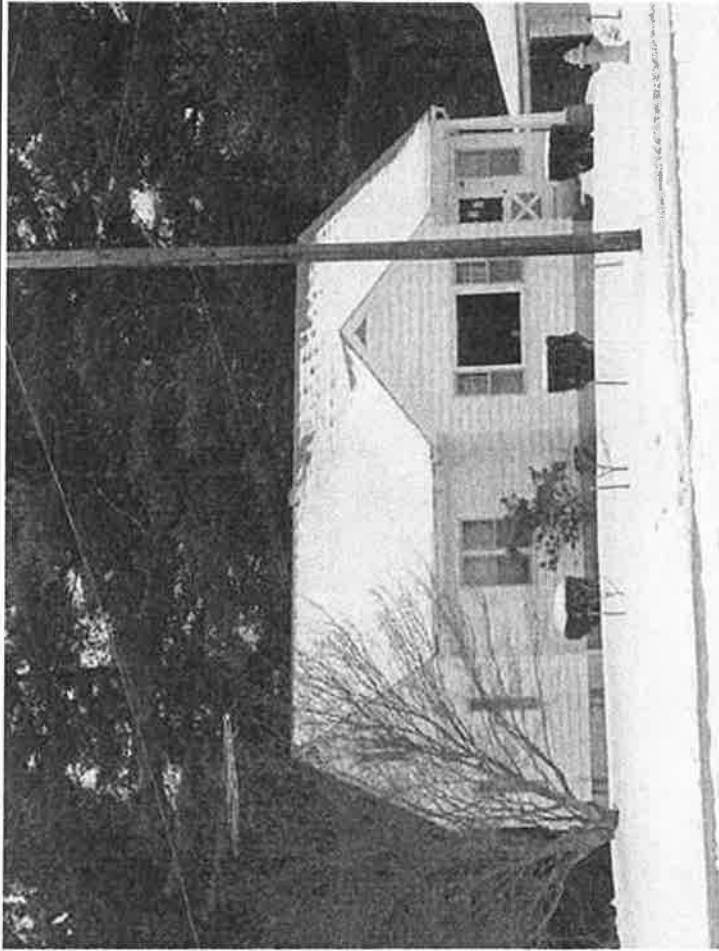
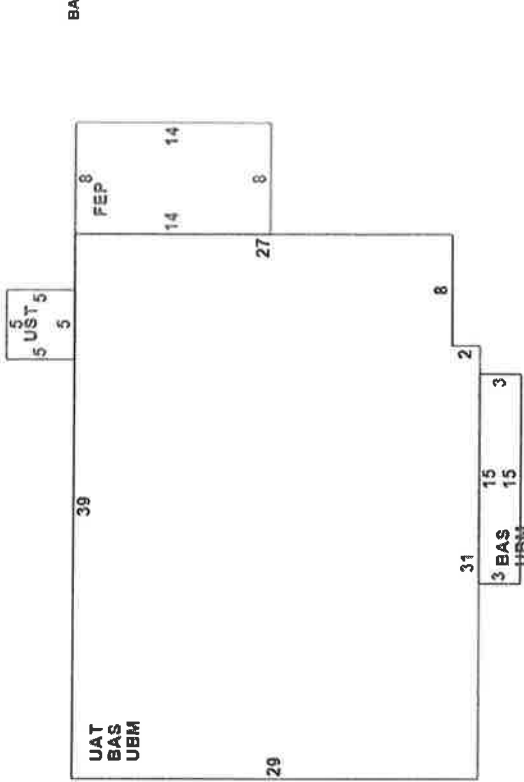
BAS

15

15

UBM

BA





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

Page 2 of 2

THE APPLICANT SHALL REMOVE THE TWO EATING FROM THE EXISTING RESTAURANT AT 604 SUNDON STREET AND INSTALL THEM ON THE PROPOSED BUILDING IN PUBLIC STANDING ROOMS SHALL BE INSTALLED.

NO FREE STANDING LIGHTS ARE PROPOSED ALL LIGHTING SHALL BE MOUNTED IN THE BUILDING. LIGHTING SHALL BE COMPACT AND SHIELDED AND EQUIPPED WITH ALL NECESSARY WIRING REGULATIONS INCLUDING PROTECTIVE DEVICES GREATER THAN 500V. LIGHTING FIXTURES ADVANCEMENT IN MATERIALS.

[illegible]

SLUMP IS NOT WILD WINDUP! A LIVE SWEETBRIE
D.B. AND G.A. ECKHARTS, LLC

10/20/2016 10:44:44 AM

0986 / NOV 2007

21. *Chrysomelids* (see also 10)
22. *Chrysomelids* (see also 10)
23. *Chrysomelids* (see also 10)
24. *Chrysomelids* (see also 10)
25. *Chrysomelids* (see also 10)
26. *Chrysomelids* (see also 10)
27. *Chrysomelids* (see also 10)
28. *Chrysomelids* (see also 10)
29. *Chrysomelids* (see also 10)
30. *Chrysomelids* (see also 10)

PROPERTY LINE	PROPERTY LINE
LANDING SETBACK LINE	LANDING SETBACK LINE
EXISTING WALKER CONTIGUOUS	EXISTING WALKER CONTIGUOUS
EXISTING WALKER CONTIGUOUS	EXISTING WALKER CONTIGUOUS
PROPOSED CONTIGUOUS LINE	PROPOSED CONTIGUOUS LINE
STREETWALL	STREETWALL
WALKWAY	WALKWAY
PROPOSED CONTROL DEVICE	PROPOSED CONTROL DEVICE
LANDING THRESHOLD	LANDING THRESHOLD
10' SETBACK	10' SETBACK



**J&D SITE
DESIGNS LLC**
401 RAVENHILL RD
N. GASTONVILLE, TN 37425
866-421-7430
JONTEAS@JSD.COM



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

June 8, 2026

Dear Abutting Property Owner(s),

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on June 16, 2026, at 7:00 P.M. in Room 201 on the second floor at the Putnam Municipal Complex, located at 200 School Street, Putnam, CT. A public hearing will take place on each of the following:

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.

Appeal # 2026-005 Chris Ramos request for a variance in accordance with Section 401 "Schedule of Dimensional Regulations" to increase the height of an accessory building from 22 feet to 26 feet to accommodate (2) 12' X 12' overhead doors and 10' storage space. Property is located at 16 Decubellis Court, Town Assessors Map 39, Lot 56, Zoned R-40.

If you have any questions or concerns, please feel free to submit them in writing to the Building/Land Use Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda B. Roy
Recording Secretary

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

PHONGSA KHAMPHANH & SUKPA
603 SCHOOL ST APT B
PUTNAM, CT 06260

PHONGSA SUKPASEUTH & KHAM
603 SCHOOL ST APT B
PUTNAM, CT 06260

PUTNAM ACQUISITION LIMITE
C/O WS ASSET MANAGEMENT
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467

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

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

BENJAMIN EVA & CARINE AAR
531 SCHOOL ST
PUTNAM, CT 06260

HOMES AT SCHOOL LLC
305 BUTLERTOWN ROAD
OAKDALE, CT 06370

MAINE CHRISTINE A
18 SHIPPEE WOODS DR
PUTNAM, CT 06260

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2026-005

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 5-13-2026
FEE: 160.00 250 5/14/26
Amount Check # 16

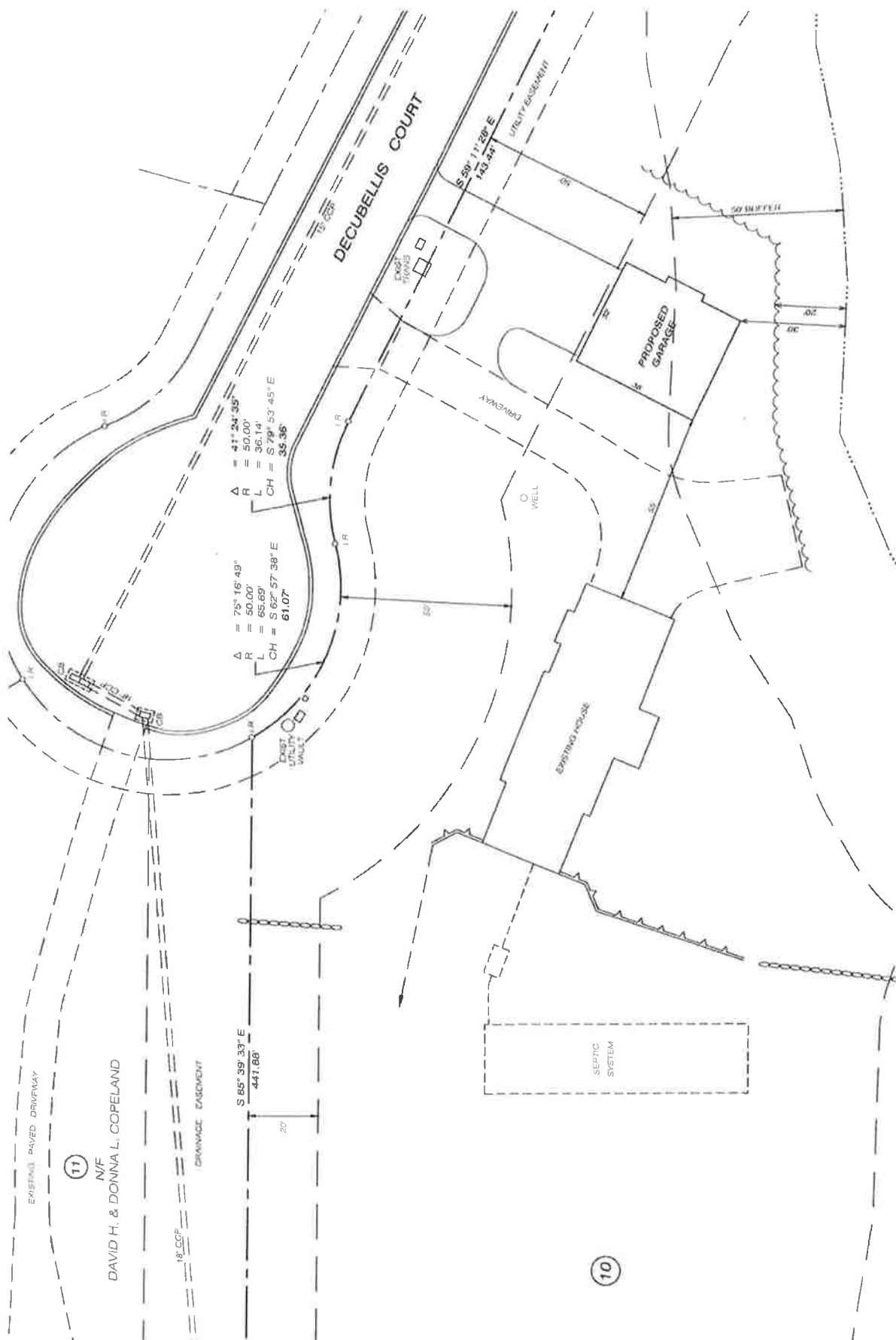
- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

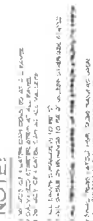
- 1.) NAME OF APPLICANT: Chris Ramos
ADDRESS & TELEPHONE NO. 16 Decubellis Ct. Putnam CT 06260
401-580-1852
- 2.) OWNER OF LAND Chris Ramos
ADDRESS 16 Decubellis Ct. Putnam CT 06260
- 3.) PREMISES LOCATED AT: MAP 39 LOT 56 STREET CARD NO. 039-056-000
- 4.) ZONE B-40 AREA OF LOT 3.77 FRONTAGE 200'
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:
To accomodate for two 12x12' overhead
doors and loft storage space. Pitch
to match existing attached garage
VARIANCE REQUEST TO INCREASE ACCESSORY BUILDING HEIGHT FROM
22' TO 26'

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

Chris Ramos 5/14/2026
SIGNATURE OF APPLICANT' DATE





N.T.B.
BLOOD ALSO TO BE OBTAINED & ANALYZED
CONSTRUCTION ADMIN.

 Palm Springs SPECIAL EVENTS TUESDAY, MAY 12 7:00 PM - 9:00 PM	RAMOS Garage 15 Decalville Ct Putnam, CT	7/24/14 15 DECALVILLE CT, PUTNAM, CT 06278 (860) 329-1311 7/24/14 8:00 PM 7/24/14 8:00 PM 7/24/14 8:00 PM	Plans & Details REVISIONS	For discussion purposes only. PAGE: 02
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[illegible]

1. The first step in the process of the investigation is to identify the problem. This is done by the investigator who is assigned to the case. The investigator will then gather information about the problem and the people involved. This information will be used to develop a plan of action.

2. The second step is to develop a plan of action. This plan will outline the steps that will be taken to solve the problem. The plan will also identify the people who will be responsible for each step.

3. The third step is to implement the plan. This is done by the investigator who will follow the steps outlined in the plan. The investigator will also monitor the progress of the investigation and make adjustments as needed.

4. The fourth step is to evaluate the results. This is done by the investigator who will compare the results of the investigation to the original problem. The investigator will also identify any lessons learned from the investigation.

5. The fifth step is to report the results. This is done by the investigator who will write a report that outlines the findings of the investigation. The report will also include any recommendations for future action.

6. The sixth step is to follow up on the results. This is done by the investigator who will check back with the people involved in the investigation to see if the problem has been solved. The investigator will also identify any other steps that need to be taken.

7. The seventh step is to close the case. This is done by the investigator who will file the report and any other documents related to the case. The case will then be closed.

8. The eighth step is to review the case. This is done by the investigator who will look back at the case to see if there are any lessons learned. The investigator will also identify any other steps that need to be taken.

9. The ninth step is to share the results. This is done by the investigator who will share the findings of the investigation with the people involved in the investigation. The investigator will also share the results with the public.

10. The tenth step is to continue the investigation. This is done by the investigator who will continue to look for more information about the problem. The investigator will also continue to monitor the progress of the investigation and make adjustments as needed.

1. What is the purpose of the study?
 The purpose of the study is to determine the effect of the use of a computer program on the learning of the English language.

2. What is the research question?
 The research question is: "What is the effect of the use of a computer program on the learning of the English language?"

3. What is the hypothesis?
 The hypothesis is: "The use of a computer program will have a positive effect on the learning of the English language."

4. What is the independent variable?
 The independent variable is the use of a computer program.

5. What is the dependent variable?
 The dependent variable is the learning of the English language.

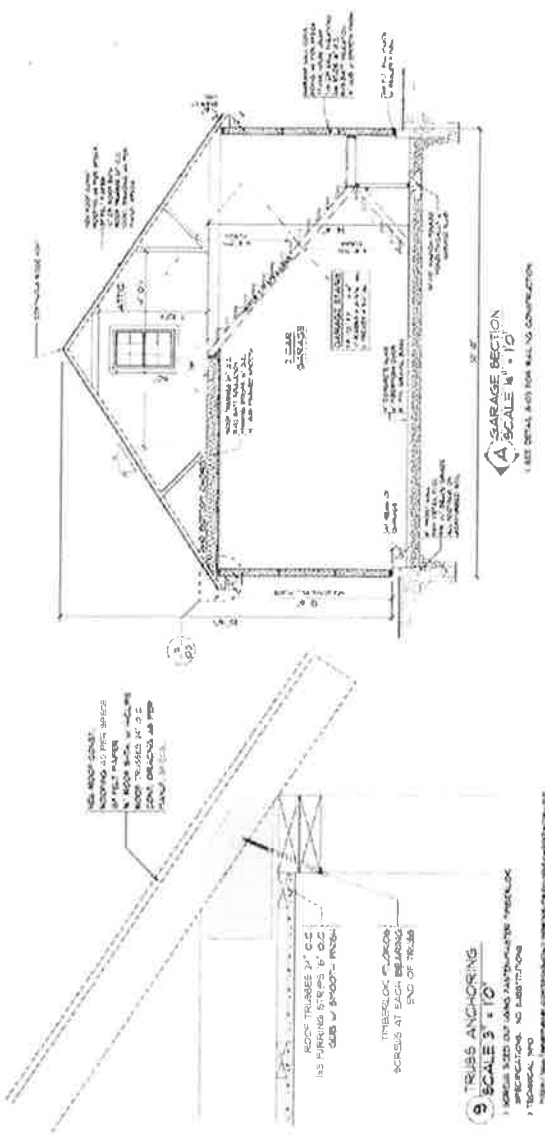
6. What is the control group?
 The control group is the group of students who did not use the computer program.

7. What is the experimental group?
 The experimental group is the group of students who used the computer program.

8. What is the data collection method?
 The data collection method is a pre-test and post-test design.

9. What is the data analysis method?
 The data analysis method is a t-test.

10. What is the conclusion?
 The conclusion is that the use of a computer program has a positive effect on the learning of the English language.

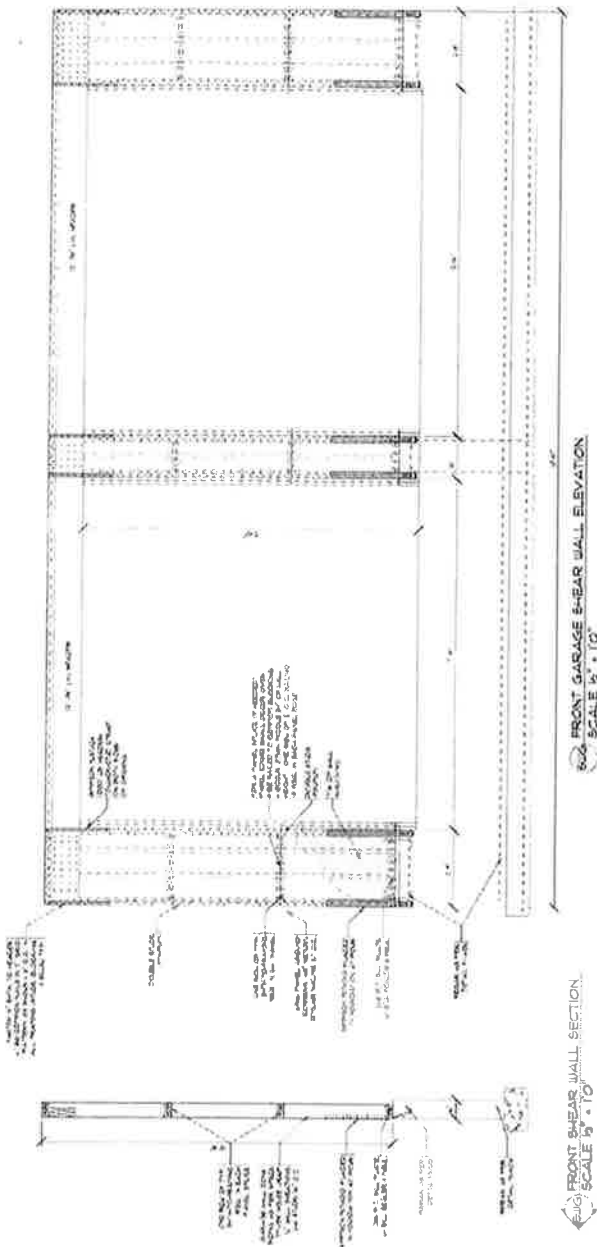


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TOP Foundation to Ridge 23'-9"

TOP Foundation to GRADE 1-6

25-37



ALL MATERIALS SHALL BE AS SHOWN
UNLESS OTHERWISE SPECIFIED
NEW CONSTRUCTION
NEW EXISTING CONSTRUCTION

WOOD FRAMING

1. EXISTING AND NEW WOOD FRAMING SHALL BE 2x4 SIPS 1x6x8 2x10 2x12 2x14 2x16 2x18 2x20 2x22 2x24 2x26 2x28 2x30 2x32 2x34 2x36 2x38 2x40 2x42 2x44 2x46 2x48 2x50 2x52 2x54 2x56 2x58 2x60 2x62 2x64 2x66 2x68 2x70 2x72 2x74 2x76 2x78 2x80 2x82 2x84 2x86 2x88 2x90 2x92 2x94 2x96 2x98 2x100 2x102 2x104 2x106 2x108 2x110 2x112 2x114 2x116 2x118 2x120 2x122 2x124 2x126 2x128 2x130 2x132 2x134 2x136 2x138 2x140 2x142 2x144 2x146 2x148 2x150 2x152 2x154 2x156 2x158 2x160 2x162 2x164 2x166 2x168 2x170 2x172 2x174 2x176 2x178 2x180 2x182 2x184 2x186 2x188 2x190 2x192 2x194 2x196 2x198 2x200 2x202 2x204 2x206 2x208 2x210 2x212 2x214 2x216 2x218 2x220 2x222 2x224 2x226 2x228 2x230 2x232 2x234 2x236 2x238 2x240 2x242 2x244 2x246 2x248 2x250 2x252 2x254 2x256 2x258 2x260 2x262 2x264 2x266 2x268 2x270 2x272 2x274 2x276 2x278 2x280 2x282 2x284 2x286 2x288 2x290 2x292 2x294 2x296 2x298 2x300 2x302 2x304 2x306 2x308 2x310 2x312 2x314 2x316 2x318 2x320 2x322 2x324 2x326 2x328 2x330 2x332 2x334 2x336 2x338 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2x672 2x674 2x676 2x678 2x680 2x682 2x684 2x686 2x688 2x690 2x692 2x694 2x696 2x698 2x700 2x702 2x704 2x706 2x708 2x710 2x712 2x714 2x716 2x718 2x720 2x722 2x724 2x726 2x728 2x730 2x732 2x734 2x736 2x738 2x740 2x742 2x744 2x746 2x748 2x750 2x752 2x754 2x756 2x758 2x760 2x762 2x764 2x766 2x768 2x770 2x772 2x774 2x776 2x778 2x780 2x782 2x784 2x786 2x788 2x790 2x792 2x794 2x796 2x798 2x800 2x802 2x804 2x806 2x808 2x810 2x812 2x814 2x816 2x818 2x820 2x822 2x824 2x826 2x828 2x830 2x832 2x834 2x836 2x838 2x840 2x842 2x844 2x846 2x848 2x850 2x852 2x854 2x856 2x858 2x860 2x862 2x864 2x866 2x868 2x870 2x872 2x874 2x876 2x878 2x880 2x882 2x884 2x886 2x888 2x890 2x892 2x894 2x896 2x898 2x900 2x902 2x904 2x906 2x908 2x910 2x912 2x914 2x916 2x918 2x920 2x922 2x924 2x926 2x928 2x930 2x932 2x934 2x936 2x938 2x940 2x942 2x944 2x946 2x948 2x950 2x952 2x954 2x956 2x958 2x960 2x962 2x964 2x966 2x968 2x970 2x972 2x974 2x976 2x978 2x980 2x982 2x984 2x986 2x988 2x990 2x992 2x994 2x996 2x998 2x1000 2x1002 2x1004 2x1006 2x1008 2x1010 2x1012 2x1014 2x1016 2x1018 2x1020 2x1022 2x1024 2x1026 2x1028 2x1030 2x1032 2x1034 2x1036 2x1038 2x1040 2x1042 2x1044 2x1046 2x1048 2x1050 2x1052 2x1054 2x1056 2x1058 2x1060 2x1062 2x1064 2x1066 2x1068 2x1070 2x1072 2x1074 2x1076 2x1078 2x1080 2x1082 2x1084 2x1086 2x1088 2x1090 2x1092 2x1094 2x1096 2x1098 2x1100 2x1102 2x1104 2x1106 2x1108 2x1110 2x1112 2x1114 2x1116 2x1118 2x1120 2x1122 2x1124 2x1126 2x1128 2x1130 2x1132 2x1134 2x1136 2x1138 2x1140 2x1142 2x1144 2x1146 2x1148 2x1150 2x1152 2x1154 2x1156 2x1158 2x1160 2x1162 2x1164 2x1166 2x1168 2x1170 2x1172 2x1174 2x1176 2x1178 2x1180 2x1182 2x1184 2x1186 2x1188 2x1190 2x1192 2x1194 2x1196 2x1198 2x1200 2x1202 2x1204 2x1206 2x1208 2x1210 2x1212 2x1214 2x1216 2x1218 2x1220 2x1222 2x1224 2x1226 2x1228 2x1230 2x1232 2x1234 2x1236 2x1238 2x1240 2x1242 2x1244 2x1246 2x1248 2x1250 2x1252 2x1254 2x1256 2x1258 2x1260 2x1262 2x1264 2x1266 2x1268 2x1270 2x1272 2x1274 2x1276 2x1278 2x1280 2x1282 2x1284 2x1286 2x1288 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2x3006 2x3008 2x3010 2x3012 2x3014 2x3016 2x3018 2x3020 2x3022 2x3024 2x3026 2x3028 2x3030 2x3032 2x3034 2x3036 2x3038 2x3040 2x3042 2x3044 2x3046 2x3048 2x3050 2x3052 2x3054 2x3056 2x3058 2x3060 2x3062 2x3064 2x3066 2x3068 2x3070 2x3072 2x3074 2x3076 2x3078 2x3080 2x3082 2x3084 2x3086 2x3088 2x3090 2x3092 2x3094 2x3096 2x3098 2x3100 2x3102 2x3104 2x3106 2x3108 2x3110 2x3112 2x3114 2x3116 2x3118 2x3120 2x3122 2x3124 2x3126 2x3128 2x3130 2x3132 2x3134 2x3136 2x3138 2x3140 2x3142 2x3144 2x3146 2x3148 2x3150 2x3152 2x3154 2x3156 2x3158 2x3160 2x3162 2x3164 2x3166 2x3168 2x3170 2x3172 2x3174 2x3176 2x3178 2x3180 2x3182 2x3184 2x3186 2x3188 2x3190 2x3192 2x3194 2x3196 2x3198 2x3200 2x3202 2x3204 2x3206 2x3208 2x3210 2x3212 2x3214 2x3216 2x3218 2x3220 2x3222 2x3224 2x3226 2x3228 2x3230 2x3232 2x3234 2x3236 2x3238 2x3240 2x3242 2x3244 2x3246 2x3248 2x3250 2x3252 2x3254 2x3256 2x3258 2x3260 2x3262 2x3264 2x3266 2x3268 2x3270 2x3272 2x3274 2x3276 2x3278 2x3280 2x3282 2x3284 2x3286 2x3288 2x3290 2x3292 2x3294 2x3296 2x3298 2x3300 2x3302 2x3304 2x3306 2x3308 2x3310 2x3312 2x3314 2x3316 2x3318 2x3320 2x3322 2x3324 2x3326 2x3328 2x3330 2x3332 2x3334 2x3336 2x3338 2x3340 2x3342 2x3344 2x3346 2x3348 2x3350 2x3352 2x3354 2x3356 2x3358 2x3360 2x3362 2x3364 2x3366 2x3368 2x3370 2x3372 2x3374 2x3376 2x3378 2x3380 2x3382 2x3384 2x3386 2x3388 2x3390 2x3392 2x3394 2x3396 2x3398 2x3400 2x3402 2x3404 2x3406 2x3408 2x3410 2x3412 2x3414 2x3416 2x3418 2x3420 2x3422 2x3424 2x3426 2x3428 2x3430 2x3432 2x3434 2x3436 2x3438 2x3440 2x3442 2x3444 2x3446 2x3448 2x3450 2x3452 2x3454 2x3456 2x3458 2x3460 2x3462 2x3464 2x3466 2x3468 2x3470 2x3472 2x3474 2x3476 2x3478 2x3480 2x3482 2x3484 2x3486 2x3488 2x3490 2x3492 2x3494 2x3496 2x3498 2x3500 2x3502 2x3504 2x3506 2x3508 2x3510 2x3512 2x3514 2x3516 2x3518 2x3520 2x3522 2x3524 2x3526 2x3528 2x3530 2x3532 2x3534 2x3536 2x3538 2x3540 2x3542 2x3544 2x3546 2x3548 2x3550 2x3552 2x3554 2x3556 2x3558 2x3560 2x3562 2x3564 2x3566 2x3568 2x3570 2x3572 2x3574 2x3576 2x3578 2x3580 2x3582 2x3584 2x3586 2x3588 2x3590 2x3592 2x3594 2x3596 2x3598 2x3600 2x3602 2x3604 2x3606 2x3608 2x3610 2x361



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

June 8, 2026

Dear Abutting Property Owner(s),

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on June 16, 2026, at 7:00 P.M. in Room 201 on the second floor at the Putnam Municipal Complex, located at 200 School Street, Putnam, CT. A public hearing will take place on each of the following:

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.

Appeal # 2026-005 Chris Ramos request for a variance in accordance with Section 401 "Schedule of Dimensional Regulations" to increase the height of an accessory building from 22 feet to 26 feet to accommodate (2) 12' X 12' overhead doors and 10' storage space. Property is located at 16 Decubellis Court, Town Assessors Map 39, Lot 56, Zoned R-40.

If you have any questions or concerns, please feel free to submit them in writing to the Building/Land Use Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda B. Roy
Recording Secretary



100 feet Abutters List Report

Putnam, CT
June 10, 2026

Subject Property:

Parcel Number: 039-056
CAMA Number: 039-056-000
Property Address: 16 DECUBELLIS CRT

Mailing Address: RAMOS CHRISTOPHER M
16 DECUBELLIS CT
PUTNAM, CT 06260

Abutters:

Parcel Number: 038-033
CAMA Number: 038-033-000
Property Address: 17 DECUBELLIS CRT

Mailing Address: COPELAND DONNA L
17 DECUBELLIS CRT
PUTNAM, CT 06260

Parcel Number: 038-049
CAMA Number: 038-049-000
Property Address: 32 HURRY HILL RD

Mailing Address: PETERSON SUSAN N
32 HURRY HILL RD
PUTNAM, CT 06260

Parcel Number: 039-051
CAMA Number: 039-051-000
Property Address: 15 DECUBELLIS CRT

Mailing Address: LAVALLEE MICHAEL & ANN MARIE
15 DECUBELLIS CRT
PUTNAM, CT 06260

Parcel Number: 039-052
CAMA Number: 039-052-000
Property Address: 7 DECUBELLIS CRT

Mailing Address: LANGLOIS WAYNE F & RENEE M
7 DECUBELLIS CRT
PUTNAM, CT 06260

Parcel Number: 039-057
CAMA Number: 039-057-000
Property Address: 38 PAULA RD

Mailing Address: WALDRON JAMES A & PAULETTE L
38 PAULA RD
PUTNAM, CT 06260

Parcel Number: 039-060
CAMA Number: 039-060-000
Property Address: 28 PAULA RD

Mailing Address: MAHLERT MICHAEL P & DIMOPOULAS
MAHLERT SHARON L
28 PAULA RD
PUTNAM, CT 06260



www.cai-tech.com

6/10/2026

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Page 1 of 1

COPELAND DONNA L
17 DECUBELLIS CRT
PUTNAM, CT 06260

LANGLOIS WAYNE F & RENEE
7 DECUBELLIS CRT
PUTNAM, CT 06260

LAVALLEE MICHAEL & ANN MA
15 DECUBELLIS CRT
PUTNAM, CT 06260

MAHLERT MICHAEL P & DIMOP
SHARON L
28 PAULA RD
PUTNAM, CT 06260

PETERSON SUSAN N
32 HURRY HILL RD
PUTNAM, CT 06260

WALDRON JAMES A & PAULETT
38 PAULA RD
PUTNAM, CT 06260



16 Decubellis Court

Putnam, CT

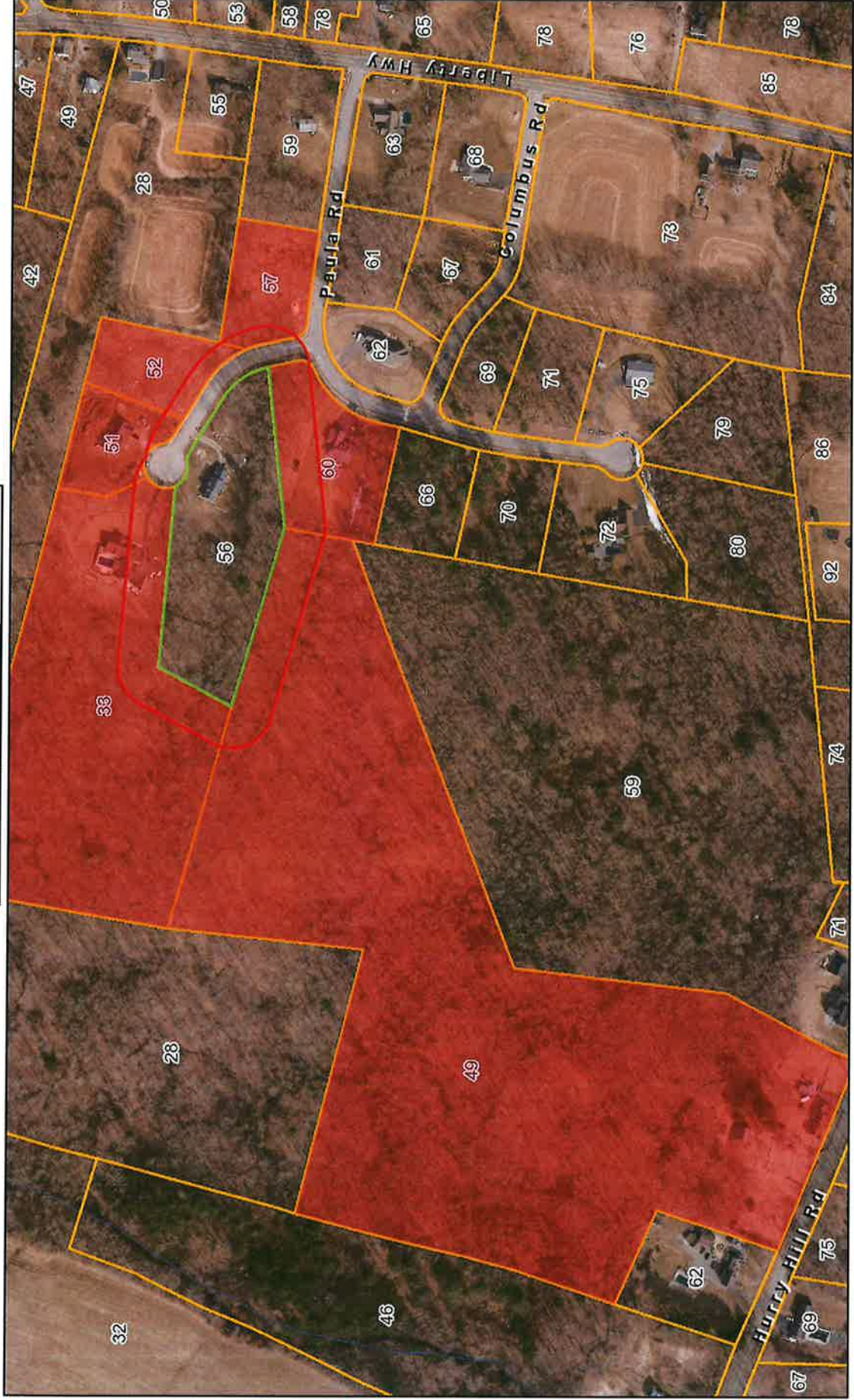
1 inch = 340 Feet

June 10, 2026



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Precision Mapping Geospatial Solutions

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