

Planning & Zoning Commission Hybrid Meeting Minutes

May 20, 2026 7:00 P.M.

Putnam Municipal Complex

Room 201 Second Floor

200 School Street

Putnam, CT 06260

Present: Patricia Hedenberg, Chair, Douglas Taylor, Vice-Chair, Elizabeth Thompson, Nick Huston

Absent: Lisa-Jean Clifford

Agenda:

Opened 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. Bruce Fitzback stated the intent of the change public street to public road would be making 2 sections of the regulations consistent with each other. Liz Thompson expressed her concerns about not having the reasoning for the proposed change in writing. Motion by Douglas Taylor to close the public hearing, second by Nick Huston. ALL WERE IN FAVOR.

Opened 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. Bruce Fitzback explained that the current regulations require a traffic study for all special permit applications which would include a home occupation. The proposed changes would be relocating the different sections within the regulations, including the new definitions mandated by the State. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR

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. Bruce Fitzback stated that he had received a complaint regarding the chickens. She has a fenced yard and would be relocating the hut within the appropriate setbacks. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Public hearing on Docket # 2026-09 123 Park Road LLC request for a Special Permit for the expansion of a storage facility. Property is located at 123 Park Road Town Assessor's Map 44, Lot 11, Zoned Industrial. Bob Deluca of CLA Engineering merged an abutting property. The original permit did not include 129 Park Road. One building would 20,000 – 23,000 S.F. with another one being 16' X 45' designed to store RV's, Boats etc. He requested the waiver of the traffic report requirement as there is not a lot of traffic within complex with the number of storage units. Motion by Douglas Taylor to close the public hearing, second by Liz Thompson. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of April 22, 2026 Special Meeting.

Motion by Douglas Taylor to approve the minutes, second by Liz Thompson. ALL WERE IN FAVOR.

Correspondence: None

New Business:

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.

Motion by Nick Huston to approve with public street or public road, second by Douglas Taylor. Nick Huston, Patricia Hedenberg and Douglas Taylor voted in favor, Liz Thompson voted in opposition.

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

Docket # 2026-08 Jennifer R. Dean/Lundwall –115 Farrows Street-Special Permit-Keeping of Livestock-6 chickens and 5 ducks.

Motion by Liz Thompson to approve as the applicant had rectified the situation, second by Nick Huston. ALL WERE IN FAVOR.

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

Motion by Douglas Taylor to approve, second by Nick Huston. ALL WERE IN FAVOR.

Other Business:

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Bruce Fitzback reviewed the businesses located on the property where Scoops Social located on Kennedy Drive. The owner will be having outdoor entertainment with alcohol being served in addition to the ice cream. Bruce Fitzback explained that the regulations for the Putnam Downtown zone did not allow outdoor entertainment. The owner went to the Board of Selectmen with a list of upcoming events and acquired a Special Event Permit. Liz Thompson questioned serving alcohol at an ice cream stand. Bruce Fitzback spoke to the Liquor Commission and there is such a thing. Bruce Fitzback questioned the Commission if it was their opinion that it would meet an ice cream stand that is permitted in that zone. Motion by Douglas Taylor that Scoops Social meets an ice cream stand, second by Nick Huston. ALL WERE IN FAVOR.

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

Lisa-Jean Clifford – 630 Liberty Highway – Special Permit – Horse & Pony Farm, Riding Academies or
Boarding Stables and Livestock

Motion by Nick Huston to accept the application for public hearing, second by Douglas Taylor. ALL
WERE IN FAVOR.

Strategic Commercial Realty – 300 River Road – Renewal of an existing earth removal permit.

Motion by Douglas Taylor to accept the application for public hearing, second by Nick Huston. ALL
WERE IN FAVOR.

Motion by Douglas Cutler to adjourn at 8:07 P.M., second by Liz Thompson. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.