

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.