

Planning & Zoning Commission Hybrid Meeting
June 17, 2026 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2026-09 Lisa-Jean Clifford request for a Special Permit in accordance with Sections 413 and 414 – Horse and Pony Farms, Riding Academies, or Boarding Stables and Livestock. Property is located at 630 Liberty Highway, Town Assessors Map 22, 007, Zoned R-40. VOTE REQUIRED

Public hearing on Docket # 2026-10 Strategic Commercial Realty, Inc, DBA Rawson Materials request for renewal of an existing gravel excavation permit in accordance with Section 607 "Excavation" item H "Extension or Renewal Permit" of the Town of Putnam Zoning Regulations. The permit was originally granted under Docket # 2016-01 and modified on June 18, 2025. Property is located at 300 River Road, Town Assessors Map 44, Lot 23, Zoned AG-2. VOTE REQUIRED

Regular Meeting:

Review the minutes of May 20, 2026 meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2026-09 Lisa-Jean Clifford – 630 Liberty Highway – Special Permit - Horse and Pony Farms, Riding Academies, or Boarding Stables and Livestock.

Docket # 2026-10 Strategic Commercial Realty, Inc., DBA Rawson Materials - Gravel Permit Renewal

Other Business: VOTE REQUIRED

Elaine Sistare, Town Administrator/Brian Lynch WPCA Superintendent – Recommendation in accordance with Section 8-24 of the Connecticut General Statutes for a positive recommendation for the following projects:

Sludge Handling Improvements Project, Peak Brooke Water Treatment Units Replacement Project and Lead Line Replacement Project

The O'Neil Group request for preliminary discussion concerning the development of 219 Pomfret St

J B Arch St Associates LLC, 1 Arch St, discussion on the violation of the existing Special Permit

Accepting new applications for public hearing on July 15, 2026, meeting if applicable. VOTE REQUIRED

Adjournment.

Topic: Planning & Zoning Zoom Meeting

Time: Jun 17, 2026 06:45 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89548885927?pwd=adBMosEWIDaV5dGHackUPErzg2lxOd.1>

Meeting ID: 895 4888 5927

Passcode: 9hrqsf

By Phone

- +1 929 205 6099 US (New York)

Meeting ID: 895 4888 5927

Passcode: 152921

Find your local number:

<https://us06web.zoom.us/j/ksE5a6FdJ>

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 Talor 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:

Other Business:

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.



TOWN OF PUTNAM

ZONING COMMISSION

Check One:

- ☒ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☐ Application for Zoning Permit
☐ Other, _____

Docket No. _____

Date April 24, 2026

Fee: _____

Amount - Check No.

1.) Name of Applicant: Lisa-Jean Clifford
Address, Telephone No., & Email Address 630 Liberty Hwy, Putnam, CT 06260
(508) 868-6827 ljboulet@msn.com

2.) Owner of Land Lisa-Jean Clifford, Trustee
Address, Telephone No., & Email Address Same as above

3.) Location of Property Same as above Zone R-40
Street Address _____

Assessor's Map No. _____ Lot No. _____

4.) State the nature of your request in detail including the section of the regulations that affect you. Also please attach a sketch of your proposal with this application. If this application is for a Zone Change attach a list of the abutters that are within 500 feet of the property.

I am requesting a formal special permit to support my current compliance of nonconforming use for a farm and equine facility. This is to fall under Sections 413 and 414 - Horse and Pony Farms,

Riding Academies, or Boarding Stables and Livestock. I am requesting the permit to allow all uses to support these sections and items covered within. This includes the addition of a new

barn that will be an extension to the existing riding arena (coming off the existing building). The current permit that I have included a barn that came out from the building - perpendicular to the

existing building. I am changing that layout to reduce the amount of my open pasture it would take up and for cost reasons.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

Lisa-Jean Clifford

4/24/2026

Signature of Applicant

Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date



630 Liberty Highway

Putnam, CT

1 inch = 100 Feet



www.cai-tech.com

April 9, 2026



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.





630 Liberty Highway

Putnam, CT

1 inch = 200 Feet



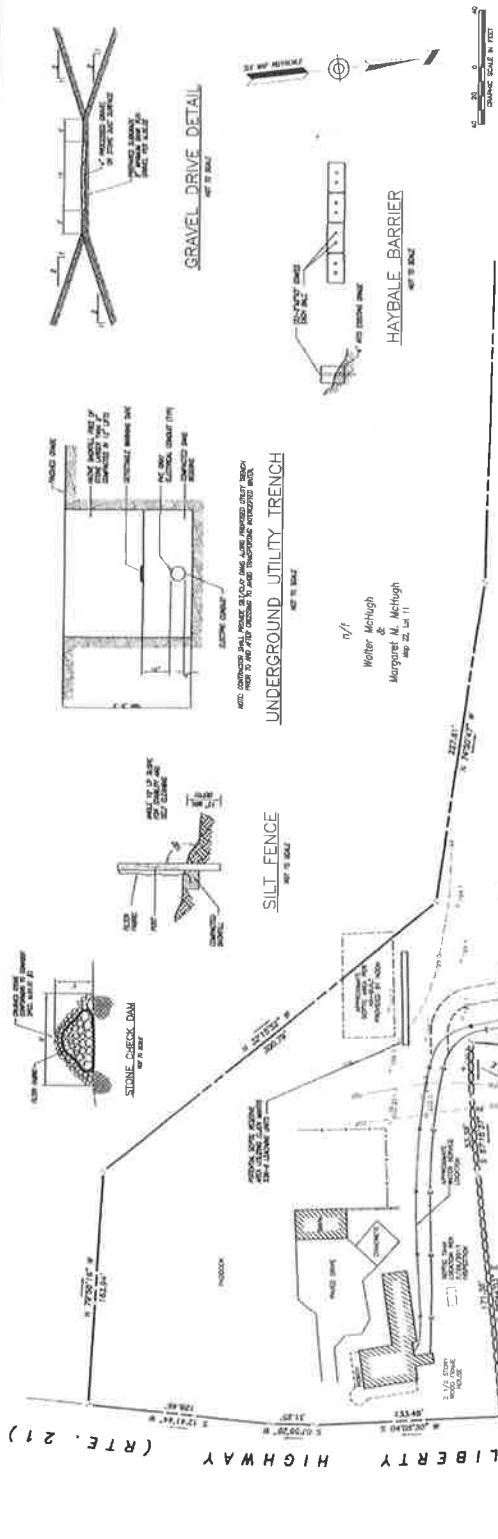
April 20, 2026

CAI Technologies
Precision Mapping. Intelligent Solutions.

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2010

- [illegible]

[illegible]

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
LISA - JEAN CLIFFORD
630 LIBERTY HIGHWAY (ROUTE 21)
FUTNAM, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

DATE: 12/15/2012	DATE: 1/16/13
SCALE: 1" = 40'	DESIGN: NET
SHEET: 1 OF 1	CNA: PN: 22
SPR. NO: 025717	408: PN: 27011

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

WEG A. CLAUDE L.S. UC. NO. 70181 DATE 12-1-1968

DATE: 11/10/10
NAME: [Signature]
ADDRESS: [Signature]
CITY: [Signature]
STATE: [Signature]
ZIP: [Signature]

n/f
Maria L. Carpenter

LEGEND

- LEGEND**
- | | |
|----------|---------------------------------|
| (Symbol) | EXISTING CONTOURS |
| (Symbol) | PROPOSED CONTOURS |
| (Symbol) | INLAND WETLAND FLAG |
| (Symbol) | ACCESSORY BUILDING SETBACK LINE |
| (Symbol) | WATER LAKE |
| (Symbol) | STONE WALL |
| (Symbol) | DECK FENCE |



100 feet Abutters List Report

Putnam, CT
May 18, 2026

Subject Property:

Parcel Number: 022-007
CAMA Number: 022-007-000
Property Address: 630 LIBERTY HGWY

Mailing Address: CLIFFORD LISA JEAN TRUSTEE
630 LIBERTY HGWY
PUTNAM, CT 06260

Abutters:

Parcel Number: 021-006
CAMA Number: 021-006-000
Property Address: 654 LIBERTY HGWY

Mailing Address: LAFAZIA RICHARD E & DAWN S TR
5 WRIGHTSON DR
THOMPSON, CT 06277

Parcel Number: 021-019
CAMA Number: 021-019-000
Property Address: 37 SAYLES AVE

Mailing Address: SISTERS OF THE IMMACULATE
CONCEPTION INC
600 LIBERTY HIGHWAY
PUTNAM, CT 06260

Parcel Number: 022-006
CAMA Number: 022-006-000
Property Address: 638 LIBERTY HGWY

Mailing Address: CLIFFORD MADISON ALICIA & GALLOPO
STEVEN NICHOLAS
638 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 022-010
CAMA Number: 022-010-000
Property Address: 633 LIBERTY HGWY

Mailing Address: SHEA TIMOTHY & LOREL
633 LIBERTY HWY
PUTNAM, CT 06260

Parcel Number: 022-011
CAMA Number: 022-011-000
Property Address: 622 LIBERTY HGWY

Mailing Address: MCHUGH WALTER & MARGARET M
622 LIBERTY HIGHWAY
PUTNAM, CT 06260

Parcel Number: 022-013
CAMA Number: 022-013-000
Property Address: 617 LIBERTY HGWY

Mailing Address: ROUND BENJAMIN & GARIEPY
MICHAELA
617 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 022-015
CAMA Number: 022-015-000
Property Address: 600 LIBERTY HGWY

Mailing Address: SISTERS OF THE IMMACULATE
CONCEPTION INC
600 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 022-016
CAMA Number: 022-016-000
Property Address: 656 LIBERTY HGWY

Mailing Address: CARPENTER MARIA L
316 COUNTY RD
THOMPSON, CT 06277



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5/18/2026

Page 1 of 1



630 Liberty Highway 100 Foot Abutters Map

Putnam, CT

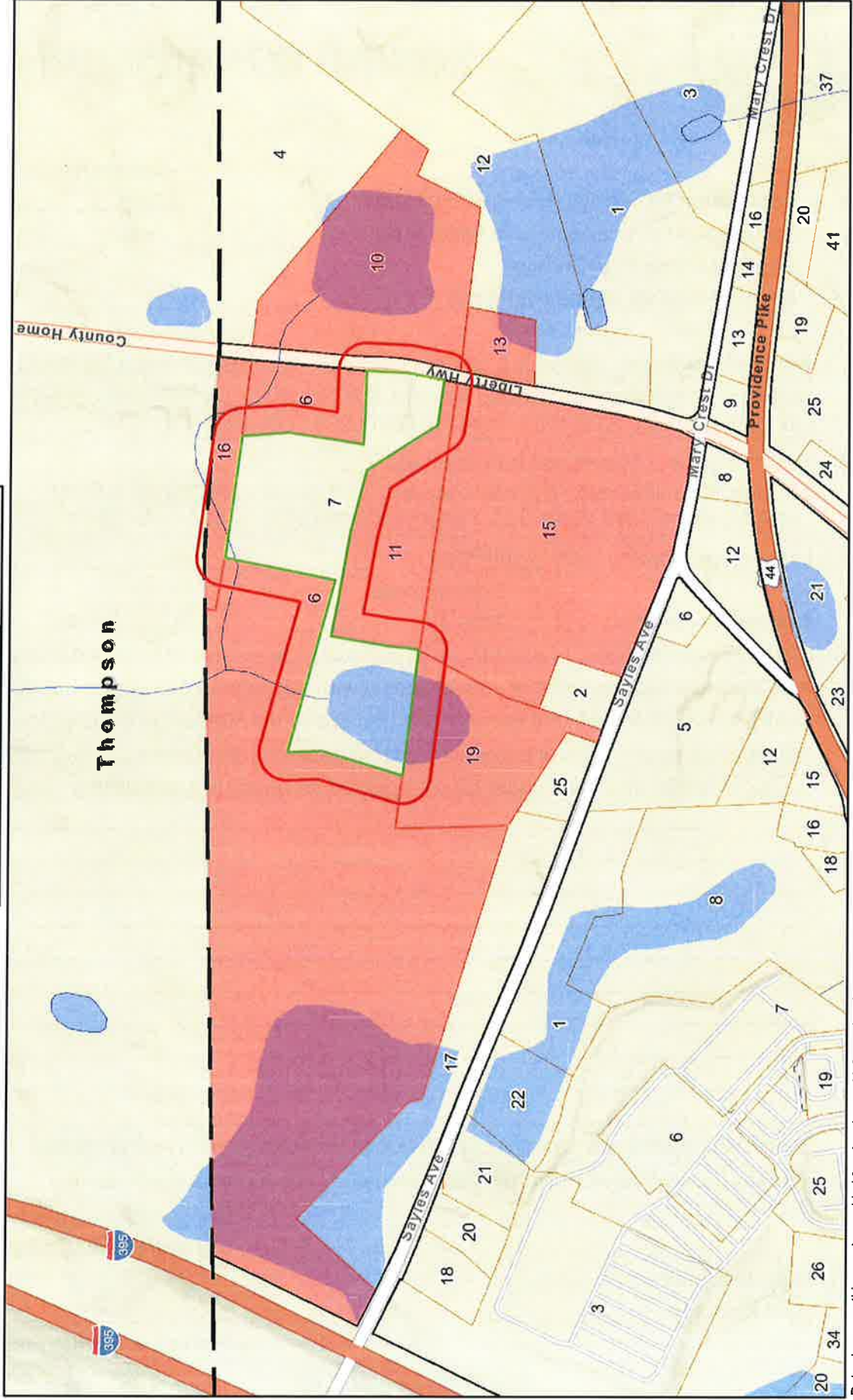
1 inch = 500 Feet



May 18, 2026

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TOWN OF PUTNAM ZONING COMMISSION

Check One:

- ☐ Application for Special Permit of Exception
☐ Application for Amendment to Regulation
☐ Application for Zone Change
☒ Other, Renewal of Special Permit

Docket No. _____

Date _____

Fee: _____

Amount - Check No. _____

1.) Name of Applicant: Strategic Commercial Realty, Inc. DBA Rawson Materials
Address, Telephone No., & Email Address madilyn.smith@rawsonmaterials.com
58 Pomfret Street, STE 4101, Putnam, CT 06260 | 860-963-6584

2.) Owner of Land Wheelabrator Putnam Inc.
Address, Telephone No., & Email Address DMUSIAL@WIN-WASTE.COM
90 Arboretum Drive, Suite 300, Portsmouth, NH 03801 | 508-561-1581

3.) Location of Property 300 River Road Zone AG-2

Street Address

Assessor's Map No. Map 44 Lot No. Lot 23

4.) State the nature of your request in detail including the section of the regulations that affect you.
Also please attach a sketch of your proposal with this application. If this application is for a
Zone Change attach a list of the abutters that are within 500 feet of the property.

Renewal of existing gravel excavation permit ganted under Docket 2016-01 and modified on
June 18, 2025. Renewal under 607H, updated topography and exisiting bond attached.

SUBMIT THIS APPLICATION NO LESS THAN 21 WORKING DAYS PRIOR TO MEETING DATE

I hereby certify that all the information provided is accurate and complete.

Madilyn Smith 5/18/2026
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

LEGEND & ABBREVIATIONS

[illegible]

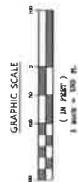
LOCATION MAP

SURVEY NOTES

[illegible]

REFERENCE MAPS

- [illegible]



CONTINUATION CERTIFICATE

The Fidelity and Deposit Company of Maryland (hereinafter called the Surety) hereby continues in force its Bond No. 9255177 in the sum of Two Hundred Forty One Thousand Nine Hundred Four and 00/100 (\$241,904.00) Dollars, on

behalf of Strategic Commercial Realty, Inc. D/B/A Rawson Materials

in favor of Town of Putnam

subject to all the conditions and terms thereof through June 15, 2026 at location of risk.

This Continuation is executed upon the express condition that the Surety's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Surety has caused this instrument to be signed by its duly authorized Attorney-in-Fact and its corporate seal to be hereto affixed this 3rd day of June, 2025.

Fidelity and Deposit Company of Maryland
Surety

By: 
Laurie Rothwell, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8. of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Michael J. CUSACK, Eric J. CANTERBURY, John J. GAMBINO, Sandra C. LOPES, Nicole ROY, Natalie CONEYS, Jean M. FEENEY, Nicholas LABBE, Laurie ROTHWELL, Gabriela C. WITTICH, Michael H. CUSACK, John E. DECHIARO, Elizabeth WOMACK** of Boston, Massachusetts, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 20th day of June, A.D. 2025.



ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Christopher Nolan*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 20th day of June, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expires January 27, 2029



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 3rd day of June, 2025.



Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

AGENDA ITEM COVERSHEET

Item: 8-24 Recommendation: Request Planning & Zoning positive recommendation for Water Pollution Control Authority Three Projects: Sludge Handling Improvements Project, Peake Brook Water Treatment Units Replacement Project, and Lead Service Line Replacement Program.

Submitted by: Elaine Sistare, Town Administrator

Brian Lynch, WPCA Superintendent

Date for Consideration: P&Z Meeting June 17, 2026

[Note that separately, considerations by Boards as follows: BOF approved on June 3, 2026. WPCA hold WPCA Public Hearing on the Sludge Project and approval all three projects on June 11, 2026. BOS approve resolutions and set Special Town Meeting / Referendum on June 15, 2026. Special Town Meeting expected June 22nd, Referendum June 30th.]

Town Attorney Review Required: Documents, including Special Town Meeting call, have been reviewed by Town Counsel. Bond Counsel prepared Resolutions and Town Meeting Call.

Financial Summary:

As with any Loan for WPCA (or BOE), the Town is the loan recipient. And therefore, even with WPCA funding planned as part of their budget, the loan closing documents require Town approval.

- \$2,600,000 for costs related to the Sludge Handling Improvements Project. Planned WPCA funding.
- \$5,800,000 for costs related to the Peake Brook Water Treatment Units Replacement Project. CT Department of Public Health (DPH) administers the Drinking Water State Revolving Fund (DWSRF), expect 50% partial loan forgiveness (with \$4M cap, so est. \$2M forgiveness) by DPH program. Also Congressional \$1M allocation recommendation approved by Congressman Courtney, with possible Federal approval in October 2026. Remainder WPCA responsibility.
- \$3,200,000 for costs related to the Lead Service Line Replacement Program. Also DWSRF program, with 75% forgiveness by DPH. Remainder WPCA responsibility.

Staff Recommendation:

WPCA has been planning for these projects for many months, including approval of the design and construction of these projects at their April 2025 meeting.

Recommend that each of these projects receive positive recommendation.

Supporting Materials (if yes, list attachments):

- Project Summary Information (9 pages, including maps and drawings)

1 Introduction

The Town of Putnam is proposing to construct a second gravity thickener to the overall solids thickening and handling process at the Water Pollution Control Facility (WPCF). The Town desires to add an additional gravity thickener to increase redundancy and reliability for the solids handling process as plant flow and loads increase. Adequate capacity for effective sludge thickening is expected to reduce costs associated with sludge transport and disposal and to maintain reliable municipal wastewater treatment operations. Refer to the attached *Figure A* for the location of the proposed project.

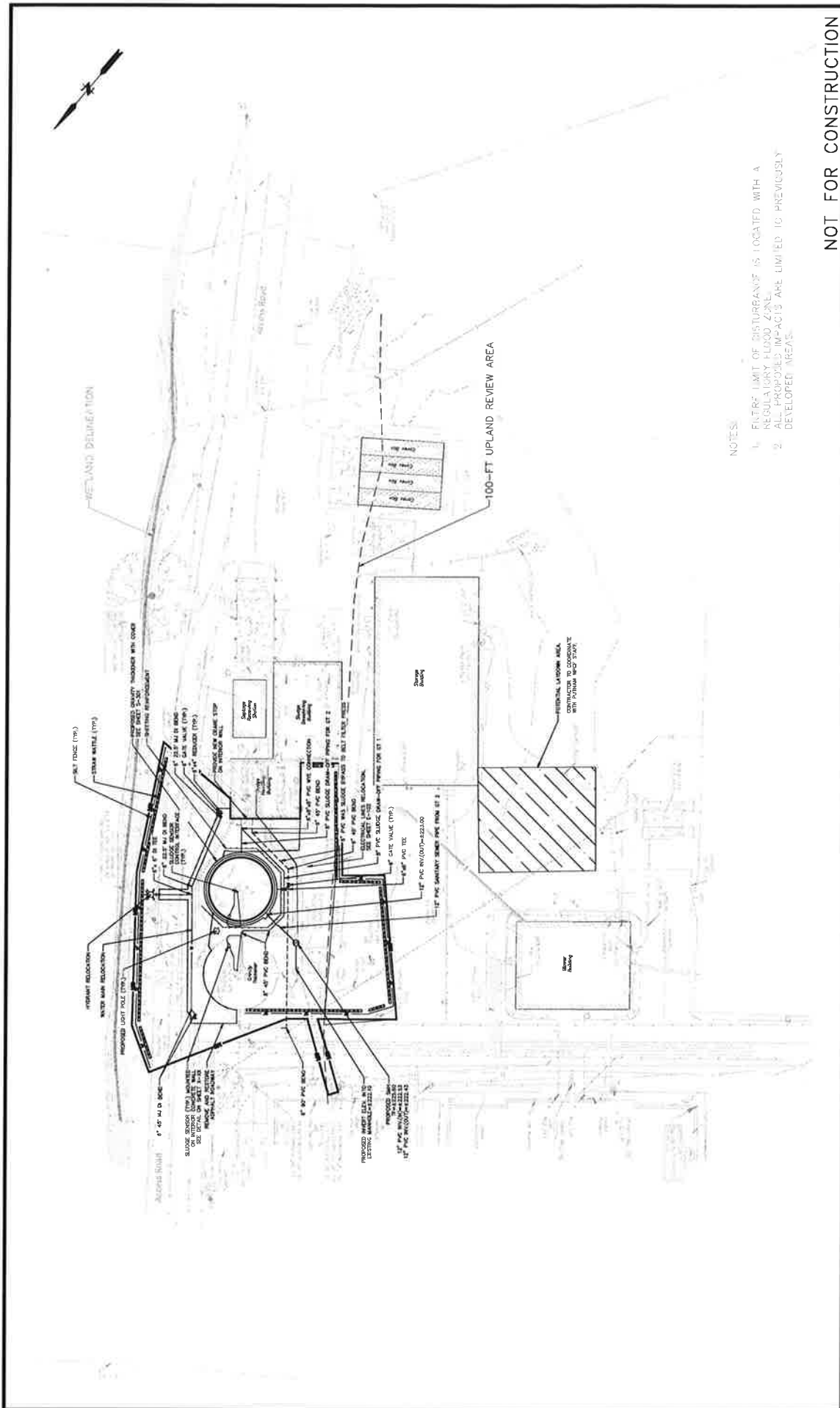
2 Proposed Activities and Methodology

The proposed activities will occur at the WPCF, located at 4 Kennedy Drive (Assessor's Map 037, Lot 081). All work will occur within the previously developed footprint of the existing WPCF and will result in approximately 13,696 square feet of ground disturbance.

The project consists of the furnishing and installation of one (1) 30-foot-diameter gravity thickener tank and mechanism, reinforced fiberglass cover, SCADA and electrical improvements, yard piping, valves, water main relocation, and associated site restoration. The existing abandoned odor control system will be removed to accommodate construction of the new tank. Electrical power will be extended to the new unit from an existing motor control center located within the existing sludge handling building. A site lighting pole will be relocated, and a new site lighting pole will be provided adjacent to the two tanks. Refer to the Site Plans in *Attachment B* for specific locations of the proposed activities.

The gravity thickener tank will be installed with the majority of the structure extending approximately 16 feet below the finished grade elevation of 227 feet, with approximately one (1) foot projecting above grade. A walkway will be constructed above the tank cover at an elevation of 229.48 feet to provide access to the tank's electrical components, which will be mounted approximately three (3) to four (4) feet above the walkway surface.

Construction is anticipated to begin in summer 2026, with completion expected prior to winter 2026, and will include installation of erosion and sediment controls, followed by site preparation, grading, and excavation limited to the immediate footprint of the new tank and associated service areas. All grading will occur within the existing developed footprint of the WPCF and is designed to maintain existing drainage patterns and not obstruct flood flows. Tank installation, electrical and SCADA connections, and associated site restoration will follow. Disturbed areas will be stabilized promptly, and all construction activity, refueling, and equipment maintenance will occur within the existing developed footprint of the facility to minimize impacts and ensure operational continuity.



NOTES

- 1. ENTER LIMIT OF DISTURBANCE IS LOCATED WITH A REGULATORY FLOOD ZONE.
- 2. ALL PROPOSED IMPACTS ARE LIMITED TO PREVIOUSLY DEVELOPED AREAS.

NOT FOR CONSTRUCTION

TOWN OF PUTNAM PROPOSED SITE PLAN SLUDGE HANDLING IMPROVEMENTS		FUSS & O'NEILL ONE FINANCIAL PLAZA, 15th FLOOR HARTFORD, CT 06103 www.fuss-on.com		PROJECT NO. 1000000000 DATE: NOVEMBER 2005	
SCALE HORIZONTAL: 1" = 20' VERTICAL: 1" = 20'		GRAPHIC SCALE 0 10 20 40 Feet		DATE: 11/15/05	
SHEET NO. 1000000000		SHEET NO. 1000000000		SHEET NO. 1000000000	

CTDPH Drinking Water State Revolving Fund 2027 DWSRF Eligibility Application – Project

Narrative

Putnam Water Pollution Control Authority, Connecticut Peake Brook WTP Treatment Units Replacement (Design & Construction)

Background

The Putnam Water Pollution Control Authority (WPCA) public water system (PWS CT1160011) serves the towns of Putnam, Thompson and Woodstock and provides drinking water to a population of 7,300 and has 2,560 service connections. The water system is supplied by ten groundwater wells at the Park Street Well Field Facility, which is treated with 2-stage biological iron and manganese removal at the new Wellfield Filtration Building; by surface water from the Little River, which is treated at The Peake Brook Road WTP; and by an interconnection with CT Water Company (CWC). The Peake Brook Road WTP went into operation in 1994 and provides approximately 10-20% of the total drinking water to the PWS on an annual average basis. During times when the Park Street Well Field Facility is out of service, whether for repairs or maintenance, Peake Brook WTP is the primary source for the water system. The WTP has a 3 million gallon per day (mgd) capacity with one treatment unit offline.

The Town of Putnam is recognized as a distressed community under the Connecticut Department of Economic and Community Development (DECD) guidelines. This designation is based on various socio-economic factors, including poverty rates, unemployment, and income levels that place the town at a disadvantage compared to other municipalities in the state. Additionally, Putnam contains several census tracts identified as disadvantaged communities, where residents experience higher levels of economic hardship, limited access to resources, and other challenges that impact quality of life. These areas face unique needs, making them eligible for targeted assistance and support to help improve local infrastructure and community services.

Project Description

The Peake Brook WTP utilized pre-packaged Microfloc treatment units for flocculation, coagulation, clarification, and filtration. The WTP operators have reported ongoing issues with the 20-year old treatment units, including pneumatic actuated valves getting stuck and degradation of the tube settlers used for clarification. Dislodged pieces of the tube settlers have been causing issues with downstream processes, as they get stuck in valves and make their way into spent washwater flushed to the lagoons.

Representatives from WesTech Engineering (Sturbridge, MA), the current vendor of Microfloc equipment, performed a site visit in September 2024 to inspect the pre-packaged treatment units at Peake Brook WTP and observed the following additional deficiencies.

- The bottom bearing, drive coupling, gearbox, and motor in the flocculation compartment are reaching the end of their useful life.
- The tube settler baffle assembly in Tank 4 is bowed, disrupting the flow distribution in the compartment, which could be leading to insufficient settling of solids and shortened filter run times.
- Surface wash arms in the filter compartments are not believed to be operational. These wash arms help to clean solids from the filter media during backwash, and when out of operation can contribute to shorter filter run times.
- The filter media is believed to be original to the unit installations and could have less void space compared to new media.
- The filter underdrain system was not exposed and thus not visually inspected but consists of a 16-inch underdrain header pipe encased in concrete with 2-inch tee and laterals within the underdrain gravel media layer.
- The displacement-style filter level controller and float-style filter level switches have reached the end of their useful life (Figure 6). WesTech has replaced the displacement-style filter level controller with ultrasonic level controllers as the standard for these units.
- Exterior tank walls are showing signs of corrosion, particularly at the bottom (Figure 7). This was also noted in an earlier (2018) WesTech inspection of the WTP (Attachment B).
- The filter headloss switch monitors are not connected to the filter units and are no longer sensing the headloss across filters. Backwashing is performed based on time or visual inspection instead of headloss, which could be leading to shorter filter run times.

Although the filtration process appears to be adequately removing turbidity, poor performance in the pre-treatment processes of flocculation and settling could be leading to decreased filter run times and increased required backwashing frequency and/or intensity. The WTP's generator is also reaching end of useful life and is a critical component for maintaining service during electrical system outages.

Proposed Work

CDM Smith will prepare a design package for constructing upgrades to all equipment and appurtenances within the four existing treatment units, re-coating the interior and exterior shell of the four existing treatment units, upgrading adjacent treatment appurtenances such as piping and valves, and upgrading the related SCADA components associated with the treatment units. The finished product will provide high-quality and reliable water treatment service to the Town's customers.

Attachment C – Process Photographs



Figure C9. Units 2, 3, and 4 overview.

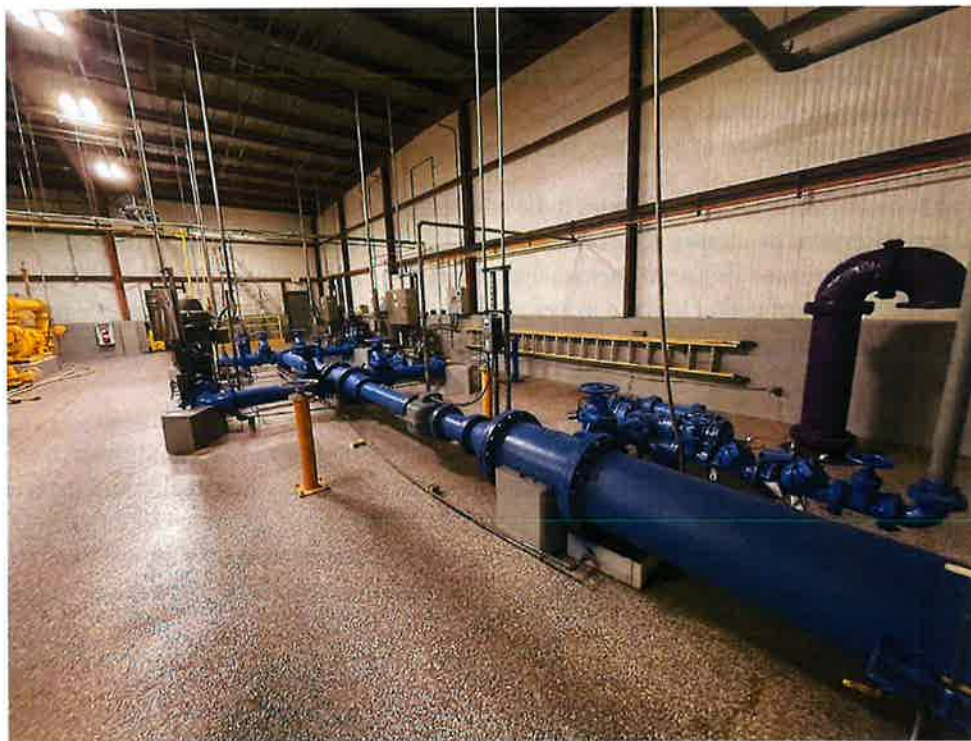


Figure C10. Finished water pumps and piping.

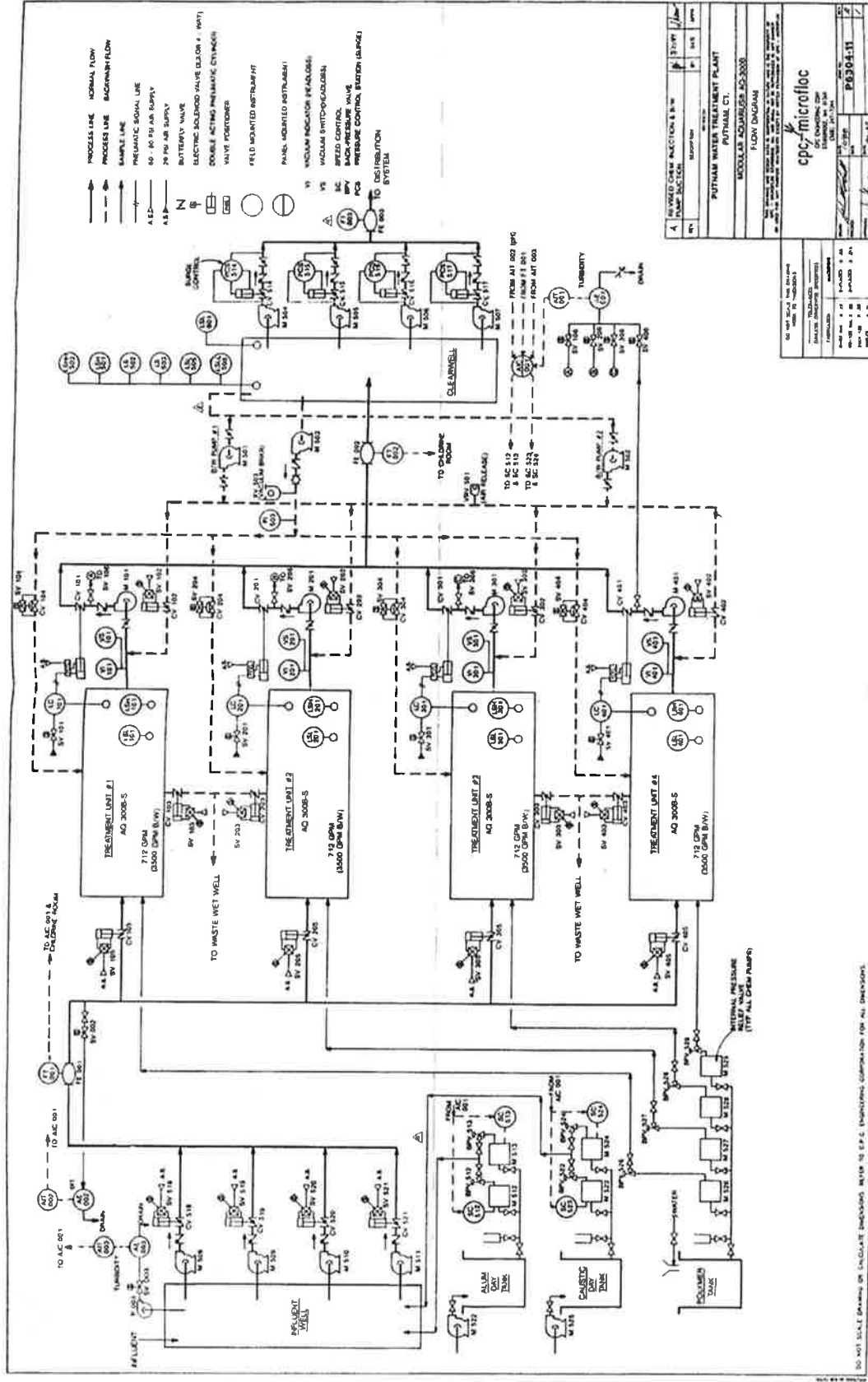


Figure 1. Process flow diagram of the Peake Brook Road WTP.

CTDPH Drinking Water State Revolving Fund 2027 DWSRF Eligibility Application – Project

Narrative

Putnam Water Pollution Control Authority, Connecticut Lead Service Line Replacement Program (Design & Construction)

Project Description -SFY 22-39

Background

Putnam Water Pollution Control Authority ("WPCA") is responsible for water and sewer services in the Town of Putnam (Town) and self-performs operations, maintenance and management of the Authority's water and sewer operations. The Town's water treatment plant has a three million gallon daily maximum capacity with an average daily production of 800,000 gallons. Two separate 1-million gallon storage tanks, one in the industrial park and one on Richmond Hill, supplement total storage capacity for up to two million gallons excluding the Roseland Lake Reservoir.

The WPCA serves the towns of Putnam, Thompson and Woodstock, and provides drinking water to a population of 7,300 and has 2,560 service connections. The service pipe from the main to and including the curb stop adjacent to the street line or the customer's property line, are owned and maintained by the WPCA. The WPCA maintains service connection records, including service line material or curb box locations.

The Town of Putnam is recognized as a distressed community under the Connecticut Department of Economic and Community Development (DECD) guidelines. This designation is based on various socio-economic factors, including poverty rates, unemployment, and income levels that place the town at a disadvantage compared to other municipalities in the state. Additionally, Putnam contains several census tracts identified as disadvantaged communities, where residents experience higher levels of economic hardship, limited access to resources, and other challenges that impact quality of life. These areas face unique needs, making them eligible for targeted assistance and support to help improve local infrastructure and community services.

Approximately 20% of the old water mains have been replaced, including new copper services laterals from the water main to the house. Considering the surface water supply and the groundwater wells, the Town has redundant supply options. In addition, the WPCA executed an agreement on March 25, 2010, with the Connecticut Water Company to supply up to 0.8 MGD of additional water from sources outside the Putnam system. With the significant improvements to the water treatment and distribution system, the WPCA focuses its efforts on maintenance to

continue providing high-quality drinking water, to meet all applicable federal and state permit requirements.

The Lead Service Line Replacement Program is a multi-year program to replace all Lead Service Lines (LSLs), as defined by the United States Environmental Protection Agency's (EPA) Lead and Copper Rule Improvements (LCRI), in the WPCA service area within the next several years. The WPCA is committed to protecting public health and continuing to provide safe drinking water to all its customers, and as such, this aggressive Lead Service Line Replacement Program demonstrates that commitment.

Project Description

The WPCA is committed to providing its customers with safe, clean and reliable supply of drinking water. The risks and health effects of lead exposure are well documented, particularly to infants, young children, pregnant women as well as others with serious health conditions or compromised immune systems. In accordance with the EPA's Lead and Copper Rule Revisions (LCRR), the WPCA prepared an inventory of their service lines and submitted it to Connecticut Department of Health (CTDPH). To satisfy the requirements of the Lead and Copper Rule Improvements (LCRI) (published in the Federal Register on October 30, 2024) the WPCA is committed to investigate and systematically work to remove any LSLs, galvanized required replacements (GRRs), and lead goosenecks (when encountered), from their water distribution system by 2037.

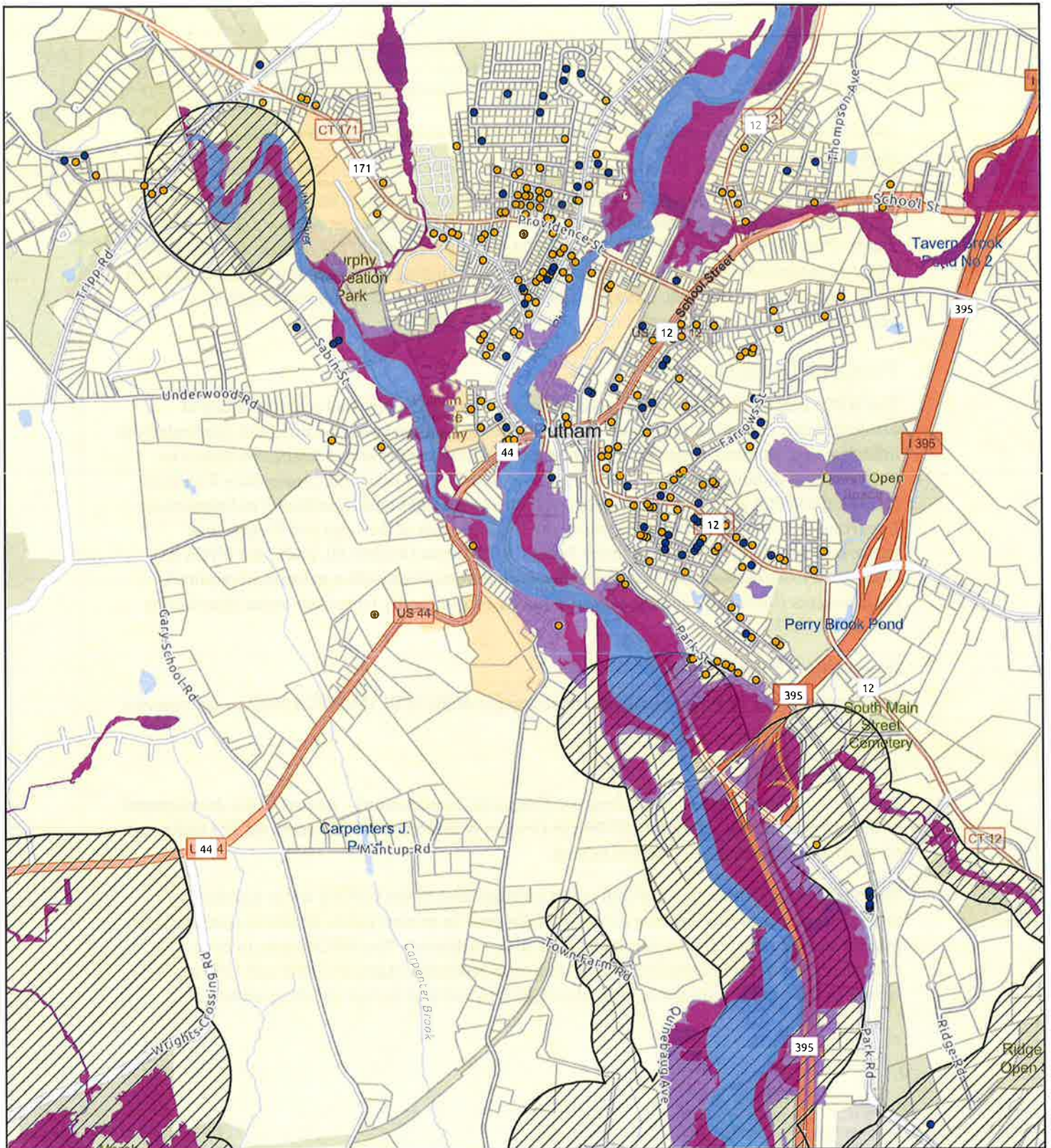
Regulatory Compliance

In order to exceed compliance with the final changes of the LCRI, the WPCA plans to start service line replacements.

Proposed Work

Lead Service Lines - Replacement Program (Design & Construction) – As part of the development of the initial inventory submitted CTDPH in October of 2024, the WPCA identified 179 GRRs and 66 unknowns that may be classified as lead.

Removal and replacement of the GRR water services lines in the WPCA's water distribution system are of utmost importance for the WPCA's work to protect public health by continuing to provide health, safe, and pure drinking water to its customers. The WPCA wants to be in compliances with the United States Environmental Protection Agency's LCRR and LCRI and ensure that customers are not subjected to light levels of lead in their drinking water.



Legend

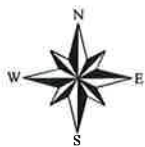
- Galvanized Requiring Replacement (175)
- Lead Status Unknown (87)
- 500 Year Flood Zone
- 100 Year Flood Zone
- Regulatory Floodway
- NDDB Area

Putnam LSL Inventory February 2025 Index Map

**CDM
Smith**

0 0.25 0.5 1 Miles





219 Pomfret St

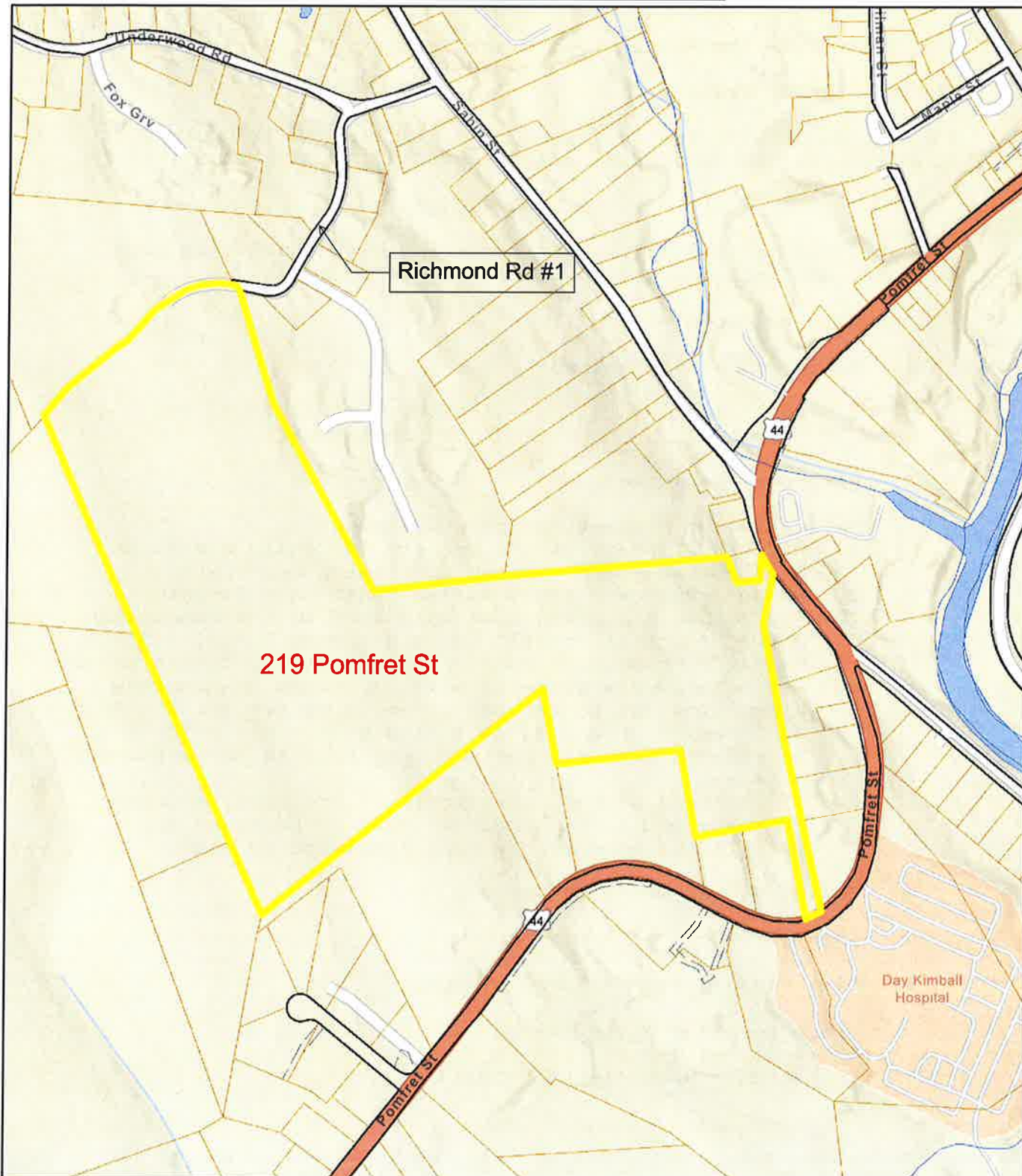
Putnam, CT

1 inch = 500 Feet



www.cai-tech.com

February 27, 2026



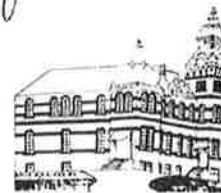
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TOWN OF PUTNAM

TOWN HALL
126 CHURCH STREET
PUTNAM, CONNECTICUT 06260

filed 7-16-96



TO: Office of the Putnam Town Clerk

FROM: Zoning Commission

In accordance with the provision of Public Act 75-317, State of Connecticut, the following; was APPROVED WITH CONDITIONS 1-17-96

SPECIAL PERMIT

is submitted to your office for recording with the Putnam Land Records, and indexing within the Grantor's index.

Information required:

1. Description of premises:

1 Arch Street

Assessors Map 22, Lot 146
Zoned Industrial

2. Nature of Variance:

Relocation of precast concrete business:

1. Secure all state D.E.P. permits for daily operation & wash area - also letter confirming approvals.
2. Row of evergreen trees buffer South Main Street.
3. Any future expansion must come back to the Commission.
4. Hours of operation will be as proposed 7 A.M. - 5 P.M. Monday - Friday & 7 A.M. - Noon Saturday, Closed Sunday
5. Any outside raw material will be stored in concrete block bins not to exceed 40 feet wide for all 3 X 20 feet deep each and 15 feet high each. All efforts will be made to keep storage indoors, this is for unplanned excess.
6. At the time of the Certificate of Occupancy a letter from the applicants engineer must be supplied to certify the project has been completed to plan.

3. Zoning By-Law which is varied:

Section 720

4. Name and Address of Owner of Record:

Bruce Barnes & David Barnes
RFD # 2, Box 542
Chepachet, Rhode Island 02814

Mayor's Office.....	963-6800	Economic Development.....	963-6834	Planning Commission.....	963-6803	Town Clerk.....	963-6807
Animal Control.....	963-6804	Fire Marshal.....	963-6805	Public Works.....	963-6813	Town Hall Fax.....	963-6814
Assessor.....	963-6802	Inland-Wetlands.....	963-6803	Revenue Collector.....	963-6806	Treasurer.....	963-6809
Building/Zoning.....	963-6803	Parks & Recreation.....	963-6811	Social Services.....	963-6810	ZBA Commission.....	963-6803

5. Name and Address of Applicant:

John Barnes, Jr.
Route 44
Putnam, CT 06260

This information is certified by:

John H. Chail 2-6-96
Zoning Enforcement Officer Date

1-17-1996 APPROVED

New Business:

Docket # 95-020 John Barnes, Jr. - J.B. Concrete Products
Special Permit

Cynthia Dunne stated she had reviewed the tapes of the last month's meeting. Discussion was held on fencing, the trail, lighting, and traffic. Peter Benoit made a motion to accept Docket # 95-020 as presented based on that it is in an area designated for an Industrial Zone. It is a permitted use and probably would be better suited for that tract of land than other different types of industries which would be permitted in an Industrial Zone. It also would enhance Putnam's tax base, based on the contingencies as set forth. Certificate of Occupancy should be contingent on: 1. Secure all state D.E.P. permits for daily operation & wash area - also letter confirming approvals. 2. Row of evergreen trees buffer South Main Street. 3. Any future expansion must come back to Commission. The Commission will have right to advertise. 4. Hours of operation will be as proposed 7 A.M. - 5 P.M. Monday - Friday, & 7 A.M. - Noon Saturday, Closed Sunday. Occasional exceptions allowed to meet operational & business needs. Not to become regular. 5. Any outside raw material will be stored in concrete block bins not to exceed 40 feet wide for all 3 X 20 feet deep each and 15 feet high each. All efforts will be made to keep storage indoors, this is for unplanned excess. 6. At the time of the Certificate of Occupancy a letter from the applicants engineer must be supplied to certify the project has been completed to plan, second by Mike Lajeunesse. Cynthia Dunne, Mike Lajeunesse, Peter Benoit, Walter Popiak voted in favor. Patricia Hedenberg voted in opposition stating she had concerns on it not meeting Section 330.

Docket # 95-021 Town of Putnam - WPCA - Special Permit

Peter Benoit made a motion to accept Docket # 95-021 as presented provided there is no writing on the tank. If there is it must go to the Commission's office, second by Patricia Hedenberg. ALL WERE IN FAVOR.

Docket # 96-01 Gena H. Sochor & John L. Chapman - Special Permit - Continued public hearing to February 21, 1996 meeting.

Other Business:

Peter Benoit made a motion to add Beth Murphy to the agenda, second by Patricia Hedenberg. ALL WERE IN FAVOR. Beth Murphy was present and reviewed the river trail proposal with the Commission. She distributed a hand out from the walking weekend in October to the Commission Members. Fall of 1997 is the estimated date of completion.

Referral to Town of Putnam Zoning Commission from Town of Killingly for amendment to their regulations.

Bob Chenail reviewed the proposal with the Commission members.

Election of Officers

Started in
Oct 1995

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

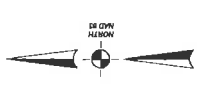
PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.
THIS MAP WAS PREPARED FROM RECORD RESEARCH. OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED PROFESSIONAL SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

(A) BOUNDARY/TOPOGRAPHY PLAN, PREPARED FOR BRUCE E. BARNES & JOHN E. BARNES, JR., ARCH STREET, PUTNAM, CONNECTICUT, PREPARED BY MESSIER AND ASSOCIATES, ASSOCIATES, PREPARED ON SEPTEMBER 1986. SCALED 1" = 40'. NOT ON FILE.

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

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 JLD SITE DESIGNS LLC

▲	IRON ROD OR DRILL HOLE TO BE SET
●	ANGLE POINT
○	EXISTING IRON ROD OR DRILL HOLE
○	EXISTING MONUMENT
—	EXISTING PROPERTY LINE
—	ABUTTING PROPERTY LINE
—	PROPOSED PROPERTY LINE
—	BUILDING SETBACK
—	EDGE OF EASEMENT
—	CHAIN LINK FENCE
UTILITY	
—	CATCH BASIN
—	EXISTING DRAINAGE PIPE
—	UTILITY POLE
—	ROAD
—	APPROXIMATE TRAIL FROM MAP 9



EXISTING CONDITIONS SURVEY
PREPARED FOR
JB CONCRETE PRODUCTS
1 ARCH STREET - PUTNAM, CT
MAP 19 LOT 06



1008 NO. 3525E

DATE: MAY 4, 2026

PROPERTY OWNER
JIB ARCH STREET ASSOCIATES, LLC
REFERENCE DEED
VOL 250 PG 119
ASSESSORS REFERENCE
MAP 19 LOT 09

TONING INFORMATION:
 ONE INDUSTRIAL
 MINIMUM LOT AREA: 87,120 S.F.
 MINIMUM FRONTAGE: 57'
 MINIMUM FRONT / CORNER SIDE YARD: 35'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 25'

MAP 19 LOT 31
NFC
YANKEE GAS SERVICES COMPANY

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 40		Industrial					
Model 96		Ind/Comm					
Grade 13		D+					
Stories: 1							
Occupancy 1.00							
Exterior Wall 1							
Exterior Wall 2							
Roof Structure							
Roof Cover 03		Pre-finish Metl					
Interior Wall 1							
Interior Wall 2							
Interior Floor 1							
Interior Floor 2							
Heating Fuel 03							
Heating Type 08							
AC Type 06							
Bldg Use 3-1							
Total Rooms 00							
Total Bedrms 1							
Total Baths							
Extra Fixtur							
Heat/AC 02		Heat/AC Split					
Frame Type 05		Steel					
Baths/Plumbing 02		Average					
Ceiling/Wall 00		None					
Rooms/Prtns 02		Average					
Wall Height 26.00							
% Conn Wall							
1st Floor Use: 3-1							