

Zoning Board of Appeals Hybrid Meeting Minutes

June 16, 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
Jonathan Williams

Absent: Jospeh Nash

Chairman Zadora seated alternate Jonathon Williams as a voting member.

Agenda:

Opened 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. Attorney Cotnoir and Seth Phongsa were present. Attorney Cotnoir referenced Section 13a-55 of the CT General Statutes regarding the discontinuance of a road, as it relates to public easement and private easement laws. A reduction in parking is requested as the stormwater system required would limit the useable area of the lot. The State of CT D.O.T. informed Mr. Phongsa as to where the driveway will be located and grass seeding. Attorney Cotnoir contacted Walmart, but to date no response was received. Scott Zadora stated the request was a significant reduction. Motion by Mike Bogdanski to close the public hearing, second by Marnie Ciquera. ALL WERE IN FAVOR.

Opened 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. Glenn Godley questioned if the applicant was present and if he was not, he should be to address any questions the Board may have. Motion by Mike Bogdanski to continue to next month's meeting when the applicant is present, second by Marnie Ciquera. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the May 19, 2026, meeting.

Motion by Mike Bogdanski to accept the minutes, second by Glenn Godley. 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 Glenn Godley to deny stating the need for better plans in place, second by Mike Bogdanski.
ALL WERE IN FAVOR.

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.

Motion by Glenn Godley to table to the next meeting, second by Mike Bogdanski. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing for the July 21, 2026, meeting. None

Motion by Mike Bogdanski to adjourn at 7:34 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.