

Zoning Board of Appeals Hybrid Meeting
July 21, 2026, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Continuance of the 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 June 16, 2026, meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

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 August 18, 2026, meeting.

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/87091718271?pwd=1QymhBlgWkaWBnVNma3lNCC4fxiwox.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/87091718271>

Meeting ID: 870 9171 8271

Passcode: 8YJtiS

--- By Phone

1 929 205 6099 US (New York)

Meeting ID: 870 9171 8271

Passcode: 766721

Join instructions

<https://us06web.zoom.us/meetings/87091718271/invitations?signature=Wj4MgUHmHv997HHDfB5y1ZEiXgCSf1puVDFT1rik-88>

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.

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 9/14
Amount Check # 16

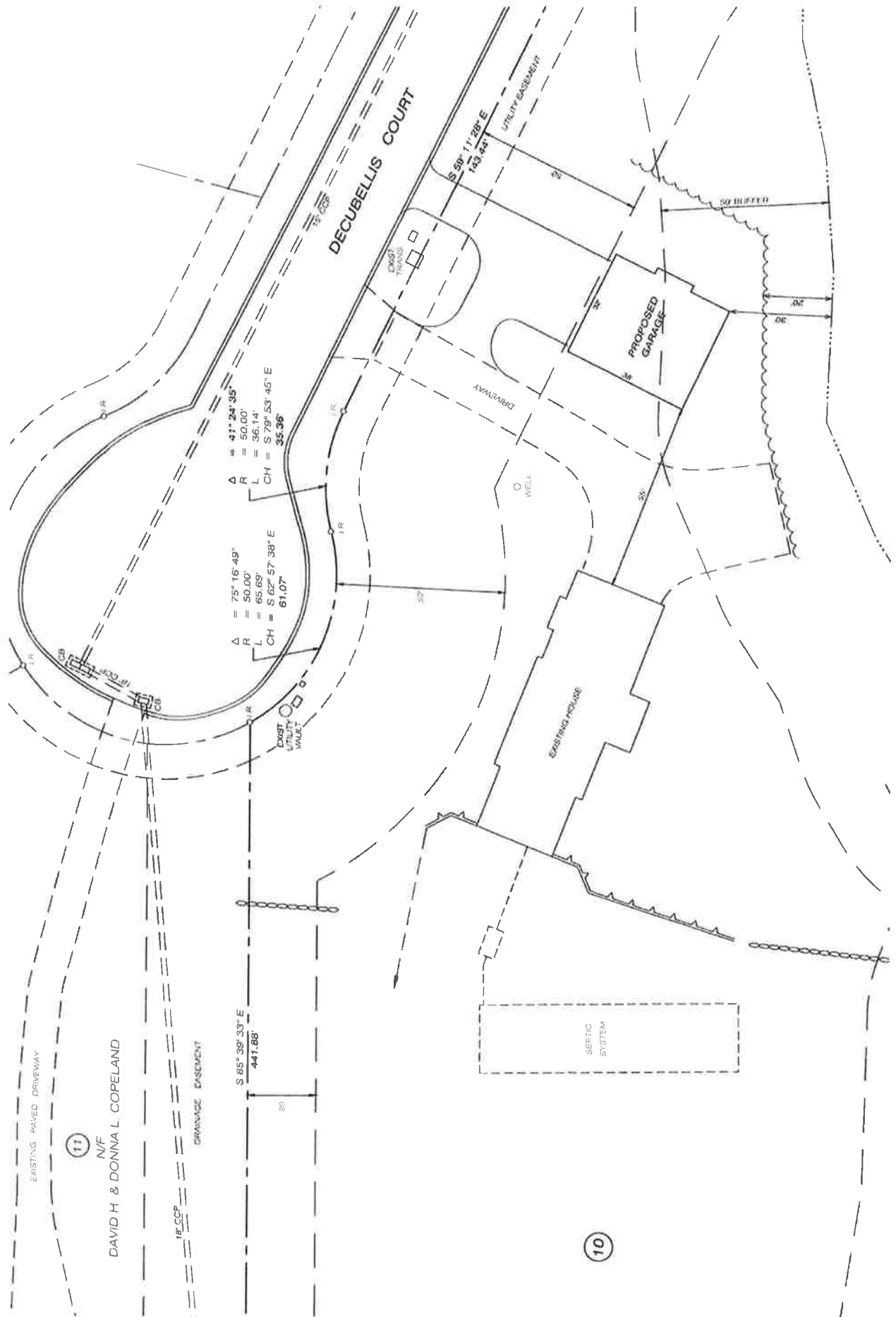
- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

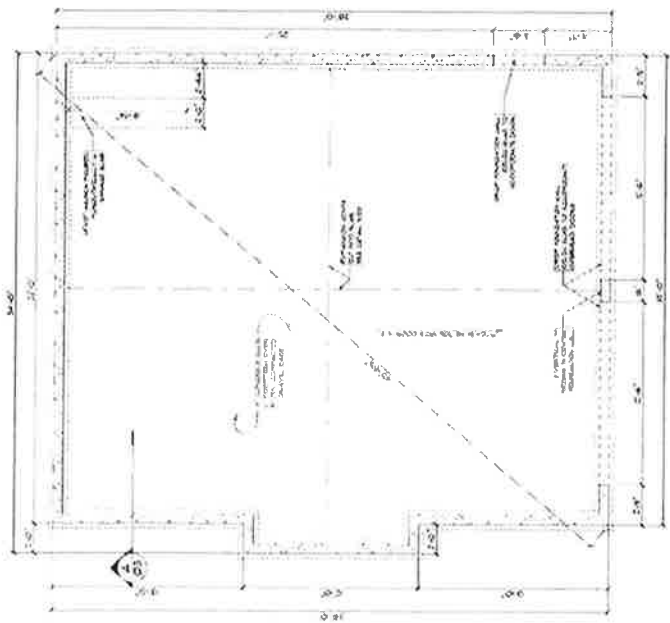
- 1.) NAME OF APPLICANT: Chris Ramos
ADDRESS & TELEPHONE NO. 16 Decubellis Ct. Putnam CT 06260
401-580-1852
- 2.) OWNER OF LAND Chris Ramos
ADDRESS 16 Decubellis Ct Putnam CT 06260
- 3.) PREMISES LOCATED AT: MAP 39 LOT 56 STREET CARD NO. 039-056-000
- 4.) ZONE B-40 AREA OF LOT 3.77 FRONTAGE 200'
- 5.) 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

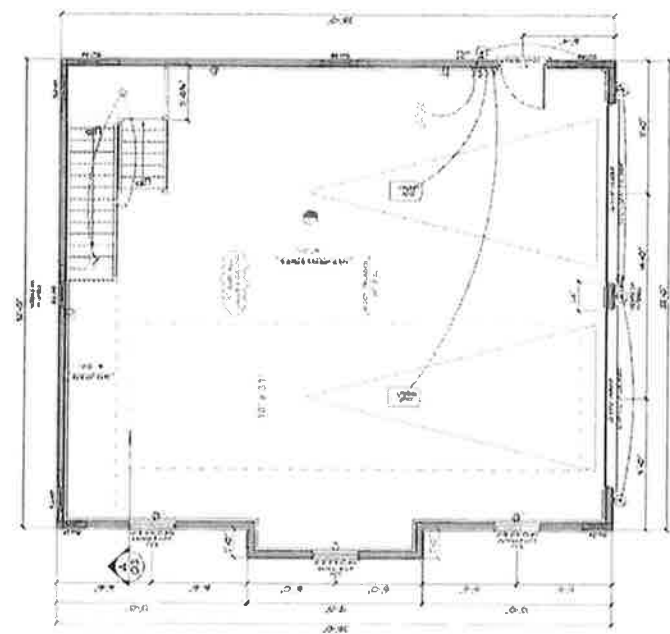




FOUNDATION PLAN
SCALE 1/4" = 1'-0"

NOTE:

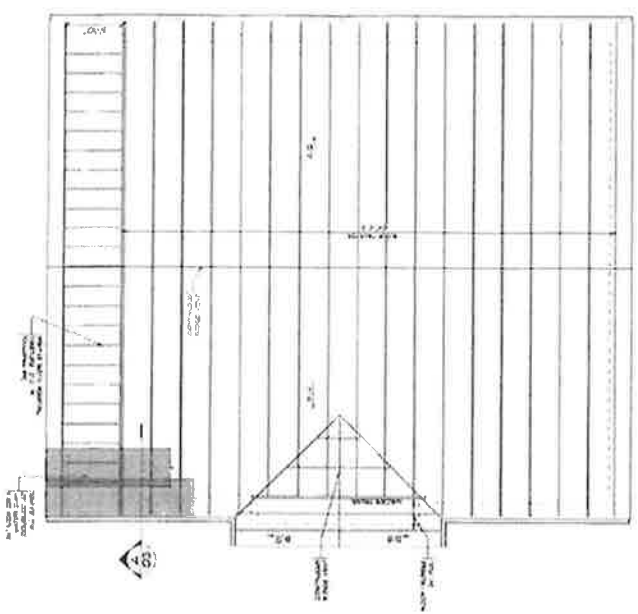
- 1. ALL FOOTING SHALL BE 18" MIN. DEEP TO ACHIEVE PROPER BEARING CAPACITY.
- 2. ALL CONCRETE SHALL BE 3000 PSI MIN. STRENGTH.
- 3. ALL REINFORCING SHALL BE #4 MIN. SIZE.
- 4. ALL WALLS SHALL BE 12" MIN. THICK.
- 5. ALL WALLS SHALL BE 10' MIN. HIGH.
- 6. ALL WALLS SHALL BE 10' MIN. LONG.
- 7. ALL WALLS SHALL BE 10' MIN. WIDE.
- 8. ALL WALLS SHALL BE 10' MIN. DEEP.
- 9. ALL WALLS SHALL BE 10' MIN. TALL.
- 10. ALL WALLS SHALL BE 10' MIN. WIDE.



NEW GARAGE PLAN
SCALE 1/4" = 1'-0"

NOTE:

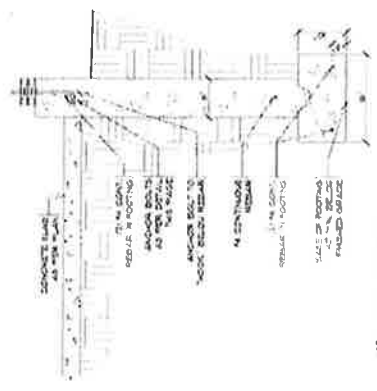
- 1. ALL GARAGE FLOOR SHALL BE 4" MIN. THICK.
- 2. ALL GARAGE WALL SHALL BE 12" MIN. THICK.
- 3. ALL GARAGE WALL SHALL BE 10' MIN. HIGH.
- 4. ALL GARAGE WALL SHALL BE 10' MIN. LONG.
- 5. ALL GARAGE WALL SHALL BE 10' MIN. WIDE.
- 6. ALL GARAGE WALL SHALL BE 10' MIN. DEEP.
- 7. ALL GARAGE WALL SHALL BE 10' MIN. TALL.
- 8. ALL GARAGE WALL SHALL BE 10' MIN. WIDE.
- 9. ALL GARAGE WALL SHALL BE 10' MIN. DEEP.
- 10. ALL GARAGE WALL SHALL BE 10' MIN. TALL.



ROOF PLAN / LAYOUT
SCALE 1/4" = 1'-0"

NOTE:

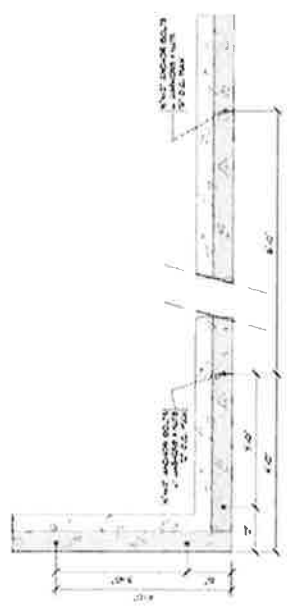
- 1. ALL ROOF FLOOR SHALL BE 4" MIN. THICK.
- 2. ALL ROOF WALL SHALL BE 12" MIN. THICK.
- 3. ALL ROOF WALL SHALL BE 10' MIN. HIGH.
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- 8. ALL ROOF WALL SHALL BE 10' MIN. WIDE.
- 9. ALL ROOF WALL SHALL BE 10' MIN. DEEP.
- 10. ALL ROOF WALL SHALL BE 10' MIN. TALL.



FOUNDATION WALL
SCALE 1/4" = 1'-0"

NOTE:

- 1. ALL FOUNDATION WALL SHALL BE 12" MIN. THICK.
- 2. ALL FOUNDATION WALL SHALL BE 10' MIN. HIGH.
- 3. ALL FOUNDATION WALL SHALL BE 10' MIN. LONG.
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- 9. ALL FOUNDATION WALL SHALL BE 10' MIN. TALL.
- 10. ALL FOUNDATION WALL SHALL BE 10' MIN. WIDE.



FLOOR / ROOF DIAPHRAGM
SCALE 1/4" = 1'-0"

NOTE:

- 1. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 12" MIN. THICK.
- 2. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. HIGH.
- 3. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. LONG.
- 4. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. WIDE.
- 5. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. DEEP.
- 6. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. TALL.
- 7. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. WIDE.
- 8. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. DEEP.
- 9. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. TALL.
- 10. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. WIDE.



FLOOR / ROOF DIAPHRAGM
SCALE 1/4" = 1'-0"

NOTE:

- 1. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 12" MIN. THICK.
- 2. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. HIGH.
- 3. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. LONG.
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- 8. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. DEEP.
- 9. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. TALL.
- 10. ALL FLOOR / ROOF DIAPHRAGM SHALL BE 10' MIN. WIDE.

Ramos Garage
1111 Decadeville Ct
Pittsboro, NC

Plans & Details

DATE: 10/1/2019
DRAWN BY: J. RAMOS
CHECKED BY: J. RAMOS
SCALE: 1/4" = 1'-0"

For discussion purposes only.

PAGE 02 OF 04

[illegible]

25-3"



Ramos Garage 16 DuCobelle Ct Putnam, CT	SCALE 1" = 10' DRAWN BY M.P.	DATE JAN 27, 2022 PROJECT 16 DU COBELLE CT	100' ± 3-1/2" 6-4/2"	CROSS SECTION & Details ROSSANO	PURPOSES ONLY PAGE	03	OF 0
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WOOD FRAMING
THE NEW YORK STATE BUILDING DEPARTMENT
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Palmer Bros. THE HILTON HOTEL 100 N. MICHIGAN CHICAGO, ILL. 60611		NOTICE TO ALL:	
Please inform us of any change in your company's name and address.		Thank you for your continued patronage.	





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

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16 Decubellis Court

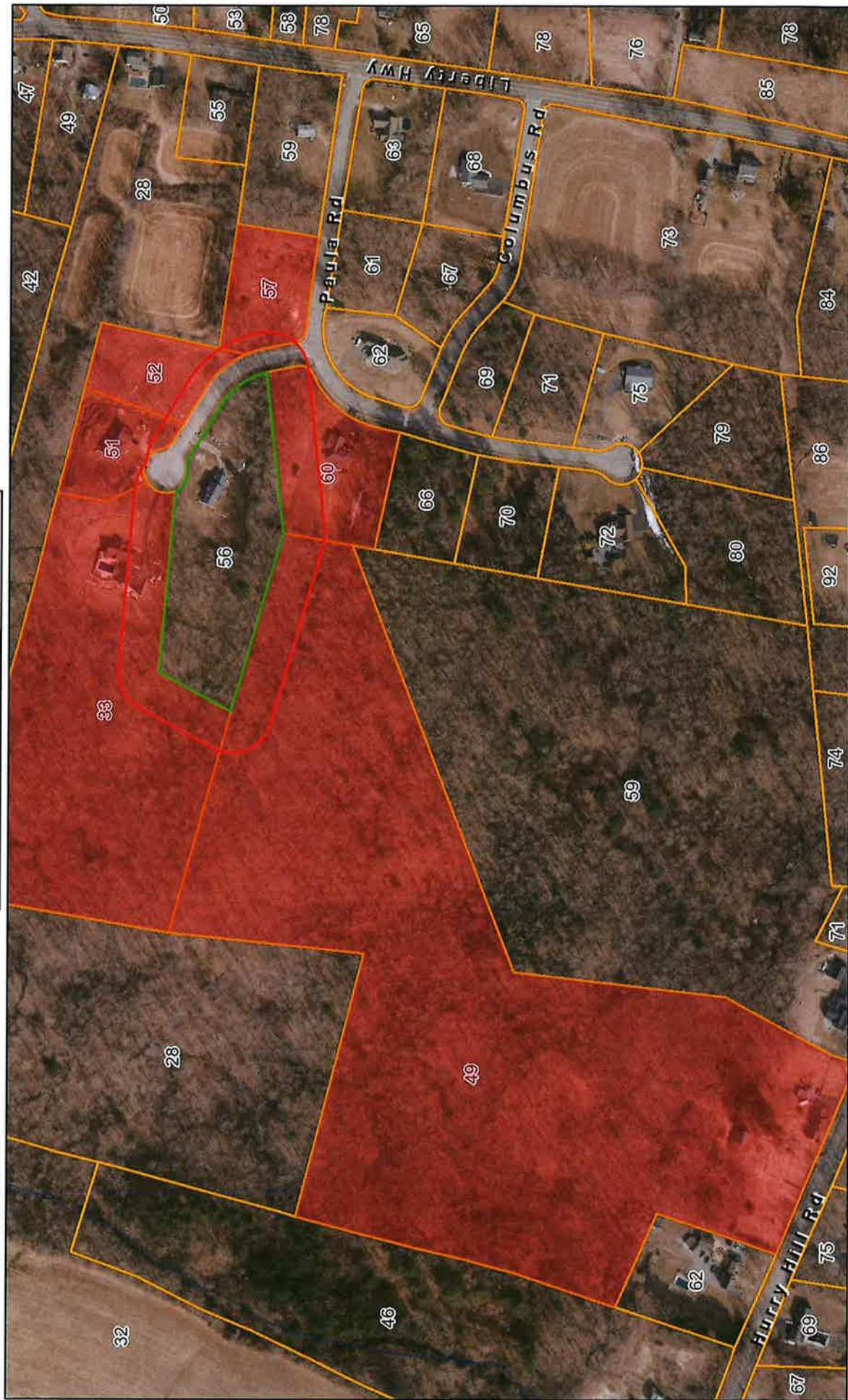
Putnam, CT

1 inch = 340 Feet

June 10, 2026



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