

Planning & Zoning Commission Special Hybrid Meeting
July 22, 2026, 7:00 P.M.
Putnam Municipal Complex
Room 109 First Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Review the minutes of the June 17, 2026, meeting. VOTE REQUIRED

Correspondence:

Other Business: VOTE REQUIRED

Discussion and review of proposed site changes at 1 Arch St

Discussion and review of the Plan of Conservation and Development 2026

Scheduling of applications for public hearing on August 19, 2026.

Adjournment.

Topic: P & Z Zoom Meeting

Time: Jul 22, 2026 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89728697448?pwd=qCt8BBVgaqDjaXnGaGHVE3ZbN08Id5.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/89728697448>

Meeting ID: 897 2869 7448

Passcode: 0GUJDV

By Phone:

929 205 6099 US (New York)

Meeting ID: 897 2869 7448

Passcode: 302693

Find your local number: <https://us06web.zoom.us/u/kiRghR9Sk>

POCD LINK:

<https://resources.finalsite.net/images/v1784303851/putnamctus/bou7pwpystqmcuhm6qg/PutnamPOCDFinalDraftJuly2026ForReview.pdf>

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

Present: Patricia Hedenberg-Chair, Douglas Taylor, Lisa-Jean Clifford, Nick Huston

Absent: Elisabeth Thompson

Agenda:

Opened 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. Neighboring property owner Peggy McHugh of 666 Liberty Highway spoke in favor, stating all the years she resided in her home there was always livestock on the property. Alicia Clifford & Gallopo Nicholas of 638 Liberty Highway spoke in favor. Nick Huston questioned how the waste from the animals would be managed. Lisa-Jean Clifford stated she has a compost pile and if there was any excess its removed from site. Motion by Douglas Taylor to close the public hearing, second by Nick Huston. Patricia Hedenberg, Douglas Taylor, and Nick Huston voted in favor of the motion. Lisa-Jean Clifford abstained from voting.

Opened 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 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. Bruce Fitzback briefly reviewed the plan with the Commission members. Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of May 20, 2026, meeting.

Motion by Nick Huston to approve the minutes, second by Douglas Taylor. Patricia Hedenberg, Douglas Taylor, and Nick Huston voted in favor of the motion. Lisa-Jean Clifford abstained from voting as she was not in attendance.

Correspondence: None

New Business:

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

Motion by Douglas Taylor to approve, second by Nick Huston. Patricia Hedenberg, Douglas Taylor, and Nick Huston voted in favor of the motion. Lisa-Jean Clifford abstained from voting.

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

Motion by Douglas Taylor to approve, second by Patricia Hedenberg. Nick Huston questioned how long the renewal is for. Bruce Fitzback responded 3 years. ALL WERE IN FAVOR

Other Business:

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

Elaine Sistare, Town Administrator, was present and reviewed the projects as well as addressing any concerns of the Commission.

Motion by Douglas Taylor to give a positive recommendation for all three projects, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Representatives from the O'Neill group held a preliminary discussion concerning a proposed development with the location being 219 Pomfret Street. Vic Cuevas, PhD - Property Acquisition Consultant, reviewed the background of The O'Neill Group as well as the various projects completed and maintained by The O'Neill Group. The proposed development would consist of 138 units with an option of a 2200 or 2400 square foot layout. A key component of the development would be a centrally located clubhouse and amenity center designed to foster community interaction to enhance the resident experience. The planned amenities include a resort-style swimming pool, great room for gatherings and community events, fitness center, sauna, steam room, game room, golf simulator, movie theater, and dedicated work-from-home spaces with private cubicles and meeting areas. Mayor Seney, Elaine Sistare, Town Administrator and Mary Anne Chinnatti, Economic Development Director spoke in favor. Concerns about the condition of the road, traffic, run-off within the development brought up amongst members. Vic Cuevas explained that various professionals would be working on the project prior to the submittal of a formal application and that he was looking for a non-binding discussion with the Commission. The Commission agreed it was a good idea.

J B Arch St. Associates LLC. – 1 Arch Street – Discussion on the violation of an existing Special Permit.

Bruce Fitzback stated a retaining wall was installed without his review and trees that were previously installed for a buffer were removed. One of the conditions of the Special Permit stated any future expansion would have to go before the Commission. John Barnes Jr. explained he got a Building Permit for the retaining wall. The Commission instructed John Barnes Jr. to replant the buffer of trees in the same area shown on the original plan.

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

Jacob Paradise – 125 Heritage Road – Home Occupation Permit – Small engine repair

Motion by Lisa-Jean Clifford to accept the application, second by Nick Huston. ALL WERE IN FAVOR.

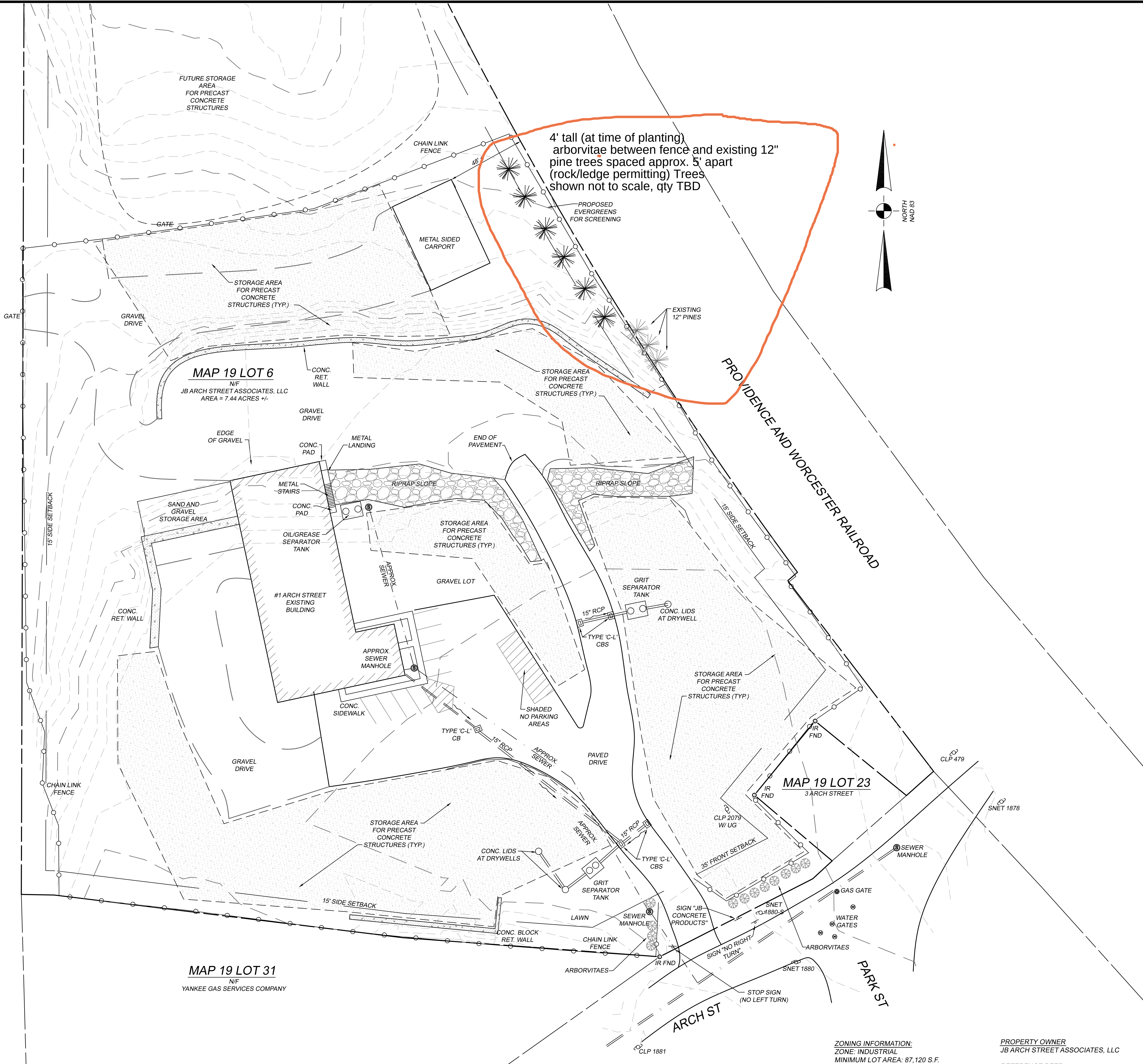
Patricia Hedenberg shared information on an upcoming online seminar held by UCONN Clear on July 14th at 12:00 entitled "Housing Growth Plans".

Bruce Fitzback touched on the upcoming housing plan that will need to be prepared for projected housing units for the next 10 years. The Town has the option to prepare their own plan and submit it to N.E.C.C.O.G. for review or just have N.E.C.C.O.G. do the plan. The consensus of other Towns was to have N.E.C.C.O.G do the plan. Bruce Fitzback stated that having N.E.C.C.O.G. prepare the plan would be the best option to take if it had to go there for review anyway. The Commission agreed.

Motion by Lisa-Jean Clifford to adjourn at 8:30 P.M., second by Nick Huston. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

RAILROAD



SURVEY NOTES

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 29, 2019.

SURVEY TYPE: GENERAL LOCATION SURVEY

HORIZONTAL ACCURACY: CLASS B
GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) CONFIDENCE LEVEL: CLASS G-1

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 PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

PURPOSE: TO DEPICT EXISTING CONDITIONS

2. REFERENCE PLANS:

(A) BOUNDARY / TOPOGRAPHY PLAN, PREPARED FOR BRUCE E. BARNES & JOHN BARNES, JR. ARCH STREET, PUTNAM, CONNECTICUT, PREPARED BY MESSIER AND ASSOCIATES, PREPARED ON SEPTEMBER 1995, SCALED 1" = 40', NOT ON FILE.

(B) SITE DEVELOPMENT PLAN PREPARED FOR BRUCE E. BARNES AND JOHN BARNES, JR., ARCH STREET - PUTNAM, CT., PREPARED BY MESSIER AND ASSOCIATES, REVISED THROUGH 12-8-95.

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

DANIEL BLANCHETTE DATE 31338
LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 J&D SITE DESIGNS LLC

LEGEND	
	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
	UTILITIES
	CATCH BASIN
	EXISTING DRAINAGE PIPE
	UTIL POLE
	SIGN
	APPROX. SEWER FROM REF. MAP "B"

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

J&D SITE DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920
JDSITEDESIGNS.COM

0' 30' 60' 90'
GRAPHIC BAR SCALE

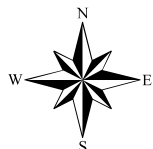
JOB NO: 25158	SCALE: 1" = 30'
DATE: MAY 4, 2026	SHEET: 1 OF 1
REVISIONS:	

ZONING INFORMATION:
ZONE: INDUSTRIAL
MINIMUM LOT AREA: 87,120 S.F.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT / CORNER SIDE YARD: 35'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 20'

PROPERTY OWNER
JB ARCH STREET ASSOCIATES, LLC

REFERENCE DEED
VOL. 293 PG. 119

ASSESSORS REFERENCE
MAP 19 LOT 06



Putnam, CT

1 inch = 100 Feet



www.cai-tech.com

July 16, 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.



April 8, 2026



April 9, 2025



April 8, 2024



April 11, 2023



Sept. 14, 2022



Oct. 3, 2021

5. Name and Address of Applicant:

John Barnes, Jr.
Route 44
Putnam, CT 06260

This information is certified by:

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



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. 2026-11

Date 6-1-2026

Fee: \$160- 1001

Amount - Check No.

- 1.) Name of Applicant: Jacob Paradise
Address, Telephone No., & Email Address 125 Heritage Rd, Putnam, CT 06260
401-871-8698 Olddodge1951@gmail.com
- 2.) Owner of Land Jacob & Nicole Paradise
Address, Telephone No., & Email Address Same as above

- 3.) Location of Property 125 Heritage Rd, Putnam, CT 06260 Zone R-40
Street Address

Assessor's Map No. 038 Lot No. 007

- 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 looking to run a small engine Repair shop.
I will be using my garage at my house as a shop.
Most repairs are done at off site location, but some are done
in house.

SECTION 706- CUSTOMARY HOME OCCUPATION

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.

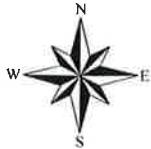
Jacob Paradise 6/1/26
Signature of Applicant Date

Date Accepted _____

Date Rejected _____

Signature of Chairperson Date

* Green Area is where I will be working out of *



125 Heritage Rd

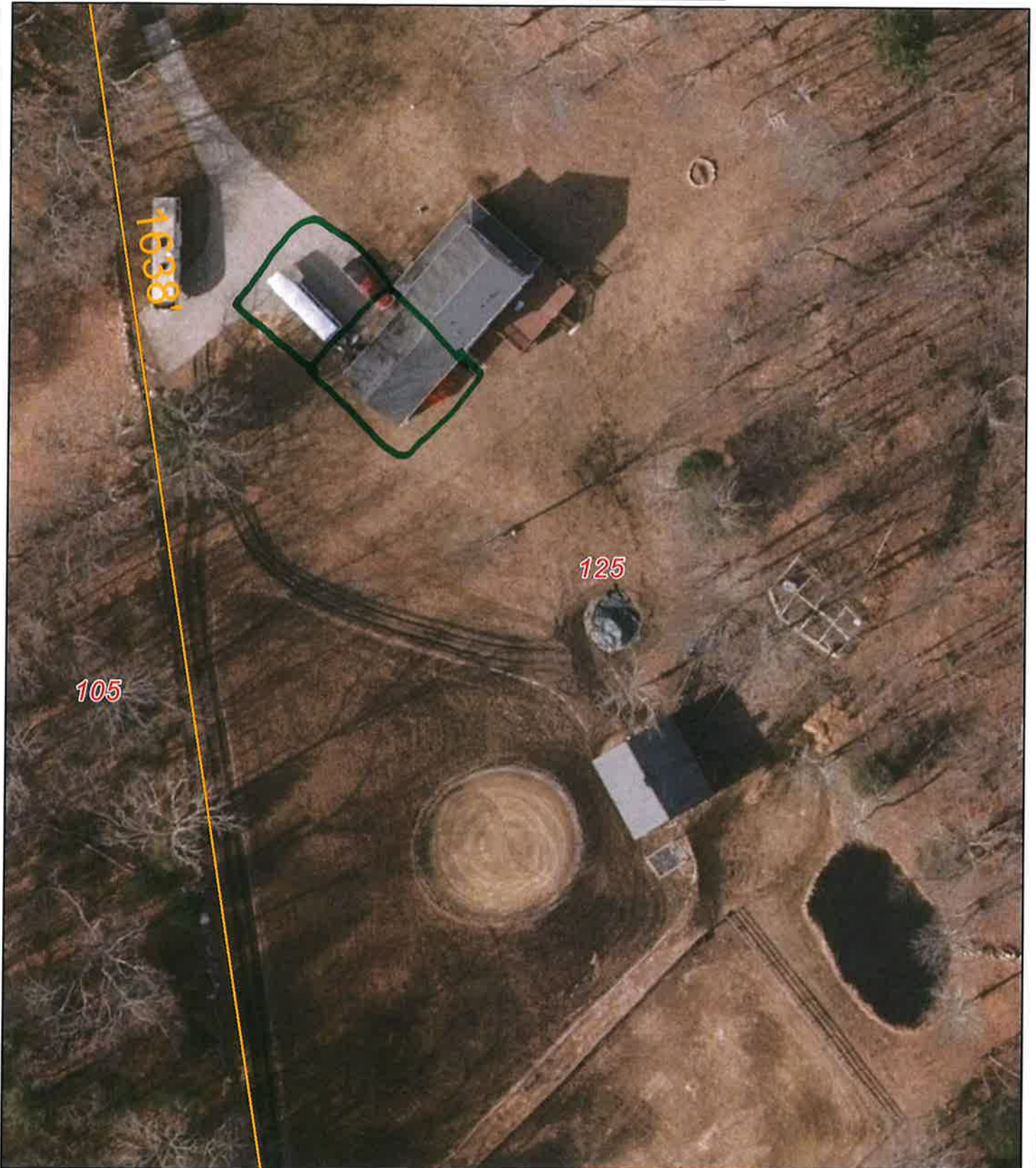
Putnam, CT

1 inch = 50 Feet



www.cai-tech.com

May 4, 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.



125 Heritage Rd

Putnam, CT

1 inch = 50 Feet

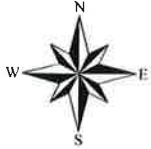


www.cai-tech.com

May 4, 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.



125 Heritage Rd

Putnam, CT

1 inch = 300 Feet



www.cai-tech.com

May 4, 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.



100 feet Abutters List Report

Putnam, CT
May 04, 2026

Subject Property:

Parcel Number: 038-007
CAMA Number: 038-007-000
Property Address: 125 HERITAGE RD

Mailing Address: PARADISE JACOB EARL & NICOLE JOY
125 HERITAGE RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 031-028
CAMA Number: 031-028-000
Property Address: 102 HERITAGE RD

Mailing Address: MASON WILLIAM R & NANCY A TR
58 TOURTELLOTTE RD
PUTNAM, CT 06260

Parcel Number: 031-032
CAMA Number: 031-032-000
Property Address: 193 HERITAGE RD

Mailing Address: MARTEL JEANNE & JAMES
193 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-050
CAMA Number: 031-050-000
Property Address: 120 HERITAGE RD

Mailing Address: HORGAN JAMES K
120 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-052
CAMA Number: 031-052-000
Property Address: 112 HERITAGE RD

Mailing Address: BRYTOWSKI PETER V JR &
ANTOINETTE T
112 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 031-055
CAMA Number: 031-055-000
Property Address: 140 HERITAGE RD

Mailing Address: GIAMPIETRO JAMIE J & ROBIN L
4 TOURTELLOTTE RD
PUTNAM, CT 06260

Parcel Number: 031-057
CAMA Number: 031-057-000
Property Address: 4 TOURTELLOTTE RD

Mailing Address: GIAMPIETRO JAMIE J & ROBIN L
4 TOURTELLOTTE RD
PUTNAM, CT 06260

Parcel Number: 031-076
CAMA Number: 031-076-000
Property Address: 145 HERITAGE RD

Mailing Address: GATTO ERNEST F
128 SUTTON RD
WEBSTER, MA 01570

Parcel Number: 031-079
CAMA Number: 031-079-000
Property Address: 105 HERITAGE RD

Mailing Address: KEMPAIN JORDAN J
105 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 038-003
CAMA Number: 038-003-000
Property Address: 191 HERITAGE RD

Mailing Address: COPELAND JANICE A
191 HERITAGE ROAD
PUTNAM, CT 06260

Parcel Number: 038-006
CAMA Number: 038-006-000
Property Address: 215 HERITAGE RD

Mailing Address: LOZEAU THOMAS F & SANDRA J
215 HERITAGE RD
PUTNAM, CT 06260



www.cai-tech.com

5/4/2026

Data shown on this report 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 report.

Page 1 of 2



100 feet Abutters List Report

Putnam, CT
May 04, 2026

Parcel Number: 038-013
CAMA Number: 038-013-000
Property Address: 245 HERITAGE RD

Mailing Address: LEFEBVRE BRYAN T
245 HERITAGE RD
PUTNAM, CT 06260

Parcel Number: 038-028
CAMA Number: 038-028-000
Property Address: 160 LIBERTY HGWY

Mailing Address: KUPA BENJAMIN R
160 LIBERTY HGWY
PUTNAM, CT 06260

Parcel Number: 038-032
CAMA Number: 038-032-000
Property Address: 230 KILLINGLY AVE

Mailing Address: J T FARMS LLC
160 WEST ROAD
ELLINGTON, CT 06029

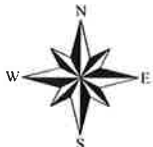


www.cai-tech.com

5/4/2026

Data shown on this report 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 report.

Page 2 of 2



Abutters 100 foot Map

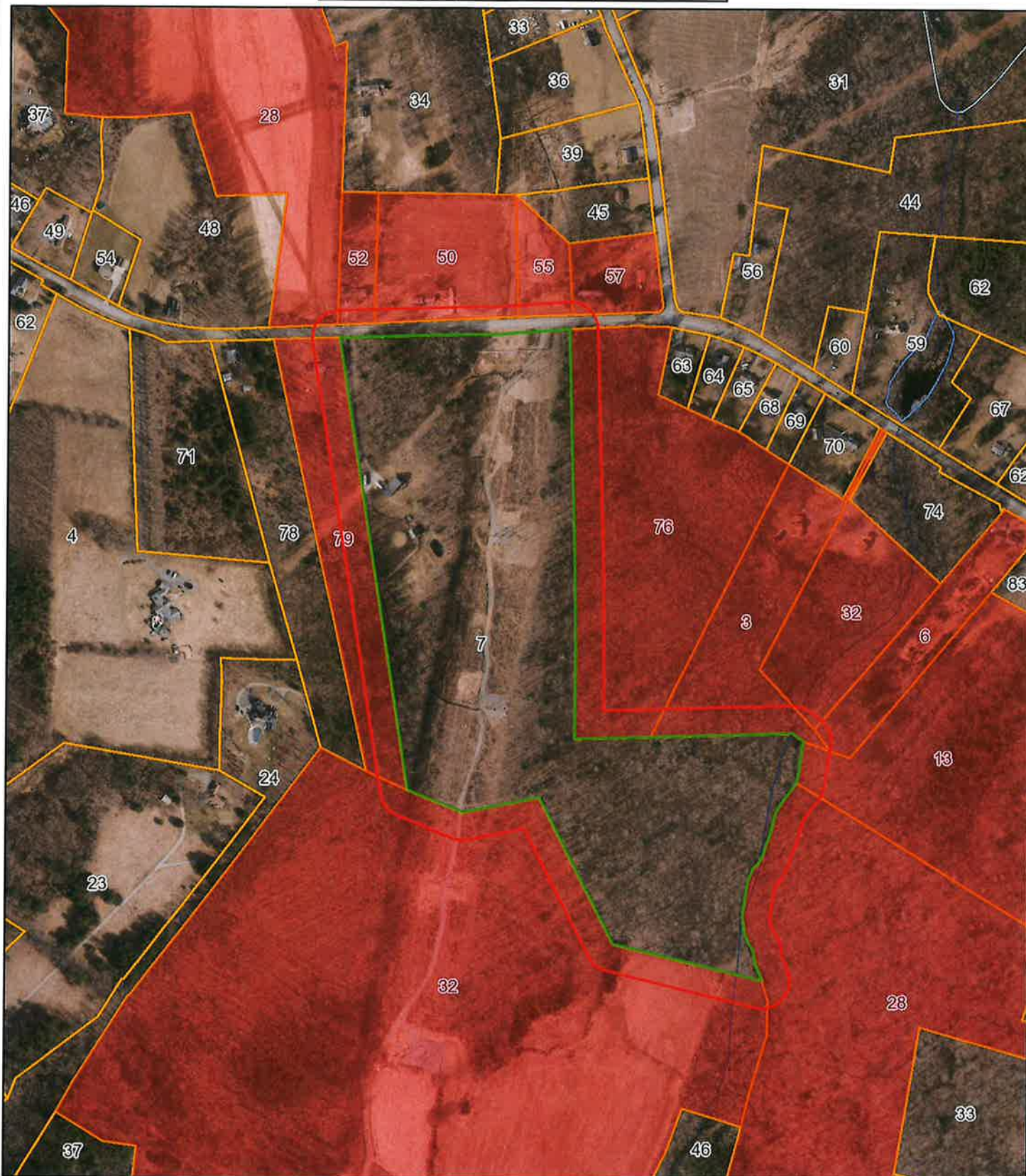
Putnam, CT

1 inch = 500 Feet



www.cai-tech.com

May 4, 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.