Zoning Board of Appeals Hybrid Meeting
August 18, 2026, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2026-006 Joseph Scott & Chery L. Pempek request for a variance from the required 50' side yard setback down to 35' for the construction of a 24' X 30' 1.5 story garage. Property is located at 90 Five Mile River Road, Town Assessors Map 32, Lot 73, Zoned AG-2. VOTE REQUIRED

Regular Meeting:

Review minutes of the July 21, 2026, meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2026-006 Joseph Scott & Chery L. Pempek – 90 Five Mile River Road – Side yard variance from the required 50' down to 35' for the construction of a 24' X 30' 1.5 story garage.

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the September 15, 2026, meeting.

Adjournment.

Topic: ZBA Zoom Meeting
Time: Aug 18, 2026, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/89973953068?pwd=FZExhsw26QcATLvvJRj94x9yqhopcN.1

Meeting chat link
https://us06web.zoom.us/launch/jc/89973953068

Meeting ID: 899 7395 3068
Passcode: 5Gd2Cw

By Phone:

929 205 6099 US (New York)

Meeting ID: 899 7395 3068
Passcode: 857037
Find your local number: ,https://us06web.zoom.us/u/kbIQ8hpPmU

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

Present: Scott Zadora-Chairman, Glenn Godley, Marnie Ciquera, John Williams
Absent: Joseph Nash, Mike Bogdanski

Motion by Scott Zadora to seat John Williams as a voting member, second by Marnie Ciquera. ALL WERE IN FAVOR.

Agenda:

The public hearing was continued 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. Chris Ramos reviewed his need for additional storage and why he was requesting a height variance. No one was in attendance for the public hearing other than the applicant. Motion by Marnie Ciquera to close the public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the June 16, 2026, meeting.

Motion by Glenn Godley to accept the minutes, second by Marnie Ciquera. ALL WERE IN FAVOR.

Correspondence: None

Public Participation: None

New Business:

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 Marnie Ciquera to approve, second by Glenn Godley. ALL WERE IN FAVOR.

Other Business:

Motion by Glenn Godley to add Mr. Joseph Dion to the agenda for a preliminary discussion regarding relocating his equipment rental business to 284 School Street, second by Marnie Ciquera. ALL WERE IN FAVOR.

Mr. Dion reviewed conceptual plans with a rendering of a proposed building for his equipment rental business as he is interested in purchasing property located at 284 School Street. If purchased, he is proposing a steel building with an area to the rear of the building to wash and clean equipment. Bruce Fitzback stated that depending on the placement of the building he would need to apply to the Zoning Board of Appeals for any associated variance(s) he may need to meet the setback requirements.

Accepting of New Applications for public hearing for the August 18, 2026, meeting.

Scott Pempek – 90 Five Mile River Road – Side yard setbacks – Construction of 24' X 30' 1.5 story garage.

Motion by Marnie Ciquera to accept the application for public hearing, second by Glenn Godley. ALL WERE IN FAVOR.

Motion by Marnie Ciquera to adjourn at 7:30 P.M., second by Glenn Godley. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

3 WEEKS PRIOR TO MEETING DATE

APPEAL NO. 2026-006

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: July 13, 2026

FEE: $160.00-210.00
Amount

Check # 1075

_____ APPLICATION FOR SPECIAL EXCEPTION
x X VARIANCE FROM THE ZONING ORDINANCE
_____ CERTIFICATE OF APPROVAL OF LOCATION
_____ APPEAL FROM THE DECISION OF THE ZONING AGENT

1.) NAME OF APPLICANT: Joseph Scott and Cheryl L. Pempek
ADDRESS & TELEPHONE NO. 90 Five Mile River Rd. 770-329-4555

2.) OWNER OF LAND Joseph Scott and Cheryl L. Pempek
ADDRESS 90 Five Mile River Rd

3.) PREMISES LOCATED AT: MAP 32 LOT 73 STREET CARD NO. 2971

4.) ZONE AG 2 AREA OF LOT 11.6 Acres FRONTAGE 112.88'

5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

~~The zoning regulation that affects us are the set back requirements.~~

We would like to build a 24'x 30' 1.5 story garage directly across the driveway from our existing attached garage

~~Unfortunately the set back requirements call~~ for the structure to be 50' from the property line. Placing the garage 50' from the property ~~Line would make it difficult to swing~~ into and out of the garage. I am asking for an exception to build the garage 35' from the property ~~line. This would position the proposed garage~~ directly across from our present attached garage and allow for an easy entrance and ~~exit. I've included a drawing showing the proposed placement at 35' as well as the 50' mark.~~ Please let me know if you have any questions or need additional information.

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____
DATE REJECTED _____

7/12/26 Cheryl L Pempek 7-12-26
SIGNATURE OF APPLICANT DATE

Property Location 90 FIVE MILE RIVER RD
Vision ID 2971

Map ID 032/ / 073/ 000/
Account # 002351

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

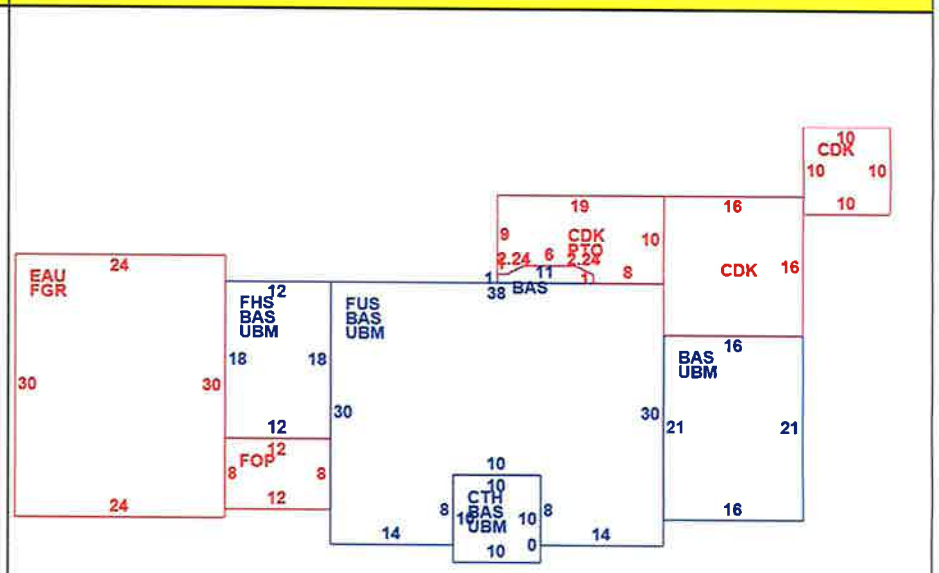
State Use 1-1
Print Date 3/17/2026 4:30:59 PM

CONSTRUCTION DETAIL

Element	Code	Description
Style:	03	Colonial
Model	01	Residential
Grade:	08	B
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asphalt/Arch
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	23	Laminate
Heat Fuel	06	GeoThermal
Heat Type:	04	Forced Air-Duc
AC Type:	02	Heat Pump
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs	1	
Total Rooms:	11	
Bath Style:	02	Average
Kitchen Style:	02	Average

COST / MARKET VALUATION

Building Value New	557,391
Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	87
Dep Ovr Comment	
Dep % Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	
RCNLD	484,900



OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL2	Pool IG Vinyl	L	512	36.00	2003	A	50	C	1.00	9,200
PAT1	Patio	L	200	8.50	2003	A	50	C	1.00	900
SHD1	Shed	L	256	14.00	2012	F	30	C	1.00	1,100
FPLG	Gas Fireplace	B	1	2500.00	2007		87		0.00	2,200
BTH1	Cabana	L	390	36.00	2021	A	50	C	1.00	7,000
LNT	Lean To	L	100	6.00		F	30	C	1.00	200



BUILDING AREA

Code	Description	Living Area	Floor Area
BAS	First Floor	1,731	1,731
CDK	Deck, Composite	0	527
CTH	Cathedral Ceiling	0	100
EAU	Expansion Attic Unfinished	0	720
FGR	Garage	0	720
FHS	Finished Half Story	151	216
FOP	Open Porch	0	96
FUS	Finished Upper Story	1,060	1,060
PTO	Patio	0	171
UBM	Basement, Unfinished	0	1,712
	Total Gross	2,942	7,053

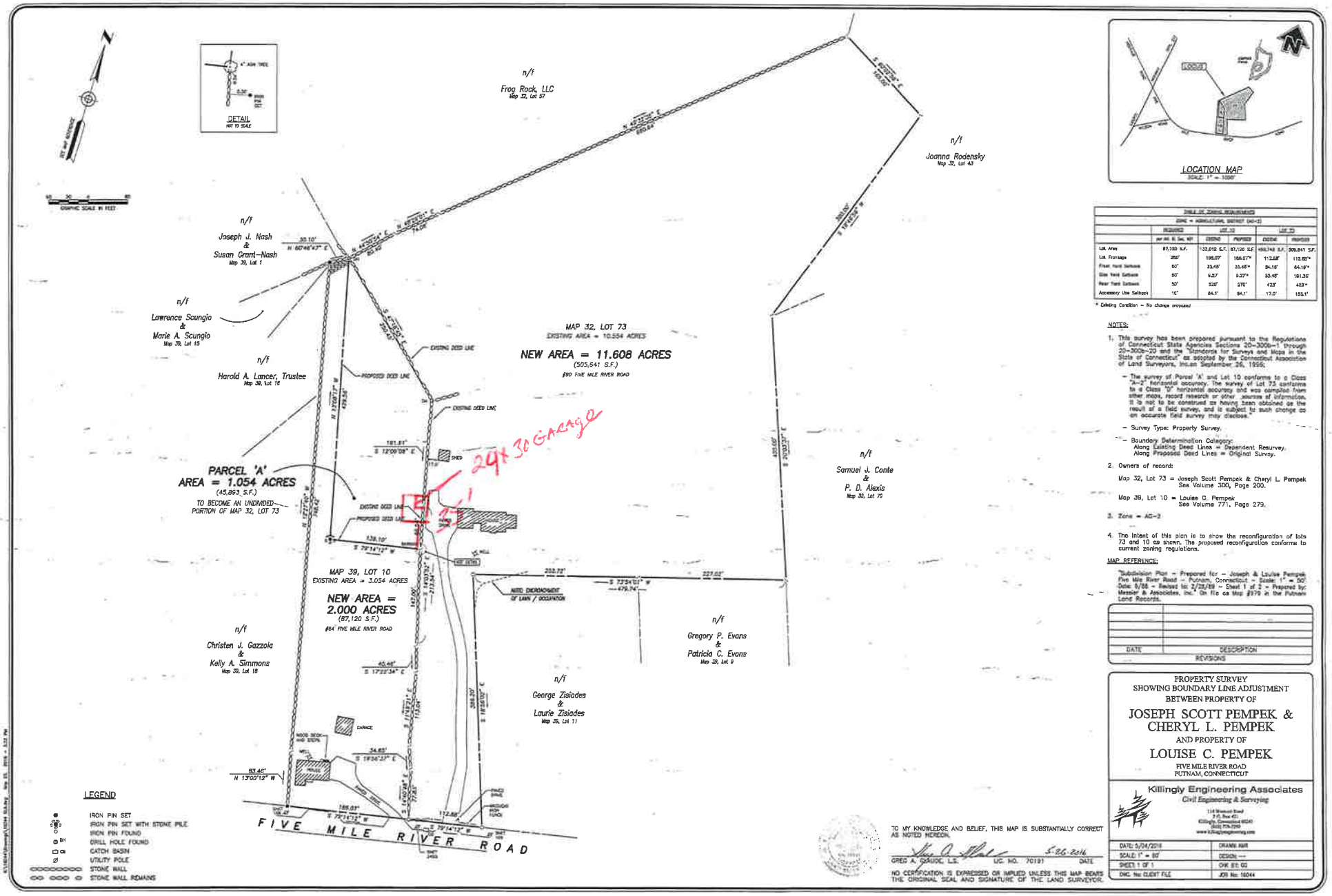


TABLE OF ZONING REQUIREMENTS					
ZONE = AGRICULTURAL DISTRICT (AG-2)					
	REQUIRED per Art. III, Sec. 401	LOT 10		LOT 73	
		EXISTING	PROPOSED	EXISTING	PROPOSED
Lot Area	87,120 S.F.	133,012 S.F.	87,120 S.F.	459,748 S.F.	505,641 S.F.
Lot Frontage	250'	195.07'	186.07'*	112.88'	112.88'*
Front Yard Setback	50'	33.45'	33.45'*	84.19'	84.19'*
Side Yard Setback	50'	9.27'	9.27'*	33.45'	181.36'
Rear Yard Setback	50'	520'	370'	423'	423'*
Accessory Use Setback	10'	84.1'	84.1'	17.0'	155.1'

* Existing Condition – No change proposed

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc.on September 26, 1996;
   - The survey of Parcel 'A' and Lot 10 conforms to a Class "A-2" horizontal accuracy. The survey of Lot 73 conforms to a Class "D" horizontal accuracy and was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose."
   - Survey Type: Property Survey.
   - Boundary Determination Category:
     Along Existing Deed Lines = Dependent Resurvey.
     Along Proposed Deed Lines = Original Survey.
2. Owners of record:
   Map 32, Lot 73 = Joseph Scott Pempek & Cheryl L. Pempek
   See Volume 300, Page 200.
   Map 39, Lot 10 = Louise C. Pempek
   See Volume 771, Page 279.
3. Zone = AG-2
4. The intent of this plan is to show the reconfiguration of lots 73 and 10 as shown. The proposed reconfiguration conforms to current zoning regulations.

MAP REFERENCE:

"Subdivision Plan – Prepared for – Joseph & Louise Pempek Five Mile River Road – Putnam, Connecticut – Scale: 1" = 50' Date: 9/86 – Revised to: 2/25/89 – Sheet 1 of 2 – Prepared by: Messier & Associates, Inc." On file as Map #979 in the Putnam Land Records.

DATE	DESCRIPTION
	REVISIONS

PROPERTY SURVEY
SHOWING BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTY OF
JOSEPH SCOTT PEMPEK &
CHERYL L. PEMPEK
AND PROPERTY OF
LOUISE C. PEMPEK
FIVE MILE RIVER ROAD
PUTNAM, CONNECTICUT

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

GREG A. GUIDE, L.S. LIC. NO. 70191 5.26.2016 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

Killingly Engineering Associates
Civil Engineering & Surveying

DATE: 5/24/2016	DRAWN: MJR
SCALE: 1" = 50'	DESIGN: ---
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 16044

10' x 12'



24′ x 30′ Elite Cape Garage • Ellington, CT

TOWN OF PUTNAM

MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

August 6, 2026

Dear Abutting Property Owner(s),

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on August 18, 2026, at 7:00 P.M. in Room 201 on the second floor at the Putnam Municipal Complex, located at 200 School Street, Putnam, CT. A public hearing will be held on the following:

Appeal # 2026-006 Joseph Scott & Chery L. Pempek request for a variance from the required 50' side yard setback down to 35' for the construction of a 24' X 30' 1.5 story garage. Property is located at 90 Five Mile River Road, Town Assessors Map 32, Lot 73, Zoned AG-2.

If you have any questions or concerns, please feel free to submit them in writing to the Building/Land Use Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda B. Roy
Recording Secretary

3.15 feet Abutters List Report

Putnam, CT
July 13, 2026

Subject Property:

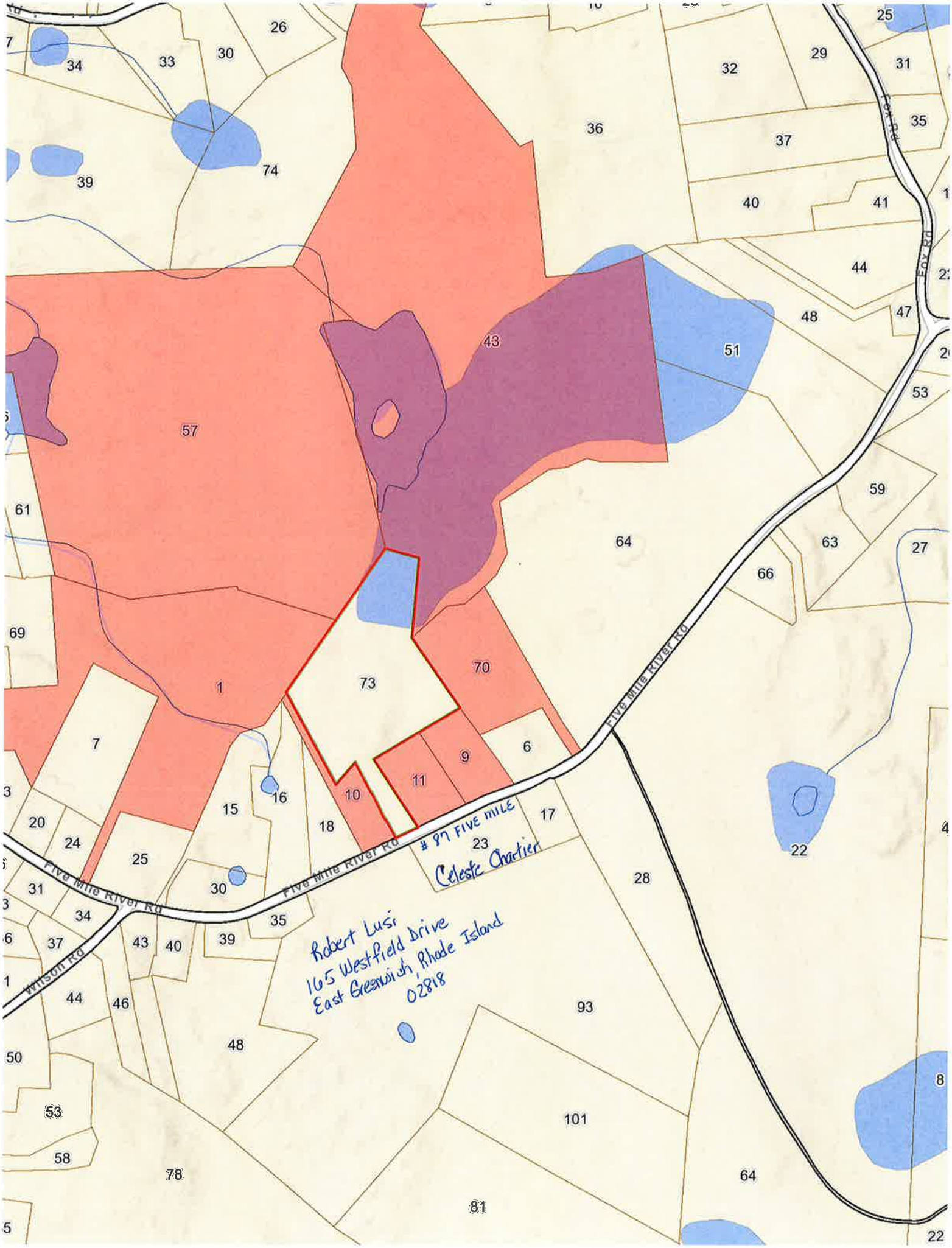
Parcel Number:	032-073	Mailing Address:	PEMPEK JOSEPH SCOTT & CHERYL L
CAMA Number:	032-073-000		90 FIVE MILE RIVER RD
Property Address:	90 FIVE MILE RIVER RD		PUTNAM, CT 06260

Abutters:

Parcel Number:	032-043	Mailing Address:	THE WYNDHAM LAND TRUST INC
CAMA Number:	032-043-000		245 MAIN ST
Property Address:	225 FOX RD		DANIELSON, CT 06239
Parcel Number:	032-057	Mailing Address:	FROG ROCK LLC
CAMA Number:	032-057-000		36 TERRACE DRIVE
Property Address:	287 LIBERTY HGWY		THOMPSON, CT 06277
Parcel Number:	032-070	Mailing Address:	DINA ALEXIS P
CAMA Number:	032-070-000		112 FIVE MILE RIVER RD
Property Address:	112 FIVE MILE RIVER RD		PUTNAM, CT 06260
Parcel Number:	039-001	Mailing Address:	NASH JOSEPH J & GRANT-NASH SUSAN
CAMA Number:	039-001-000		
Property Address:	24 FIVE MILE RIVER RD		26 FIVE MILE RIVER RD
			PUTNAM, CT 06260
Parcel Number:	039-009	Mailing Address:	EVANS GREGORY P & PATRICIA C
CAMA Number:	039-009-000		100 FIVE MILE RIVER RD
Property Address:	100 FIVE MILE RIVER RD		PUTNAM, CT 06260
Parcel Number:	039-010	Mailing Address:	MOREAU BRIAN A & MALLORY B
CAMA Number:	039-010-000		84 FIVE MILE RIVER RD
Property Address:	84 FIVE MILE RIVER RD		PUTNAM, CT 06260
Parcel Number:	039-011	Mailing Address:	ZISIADES GEORGE & LAURIE
CAMA Number:	039-011-000		96 FIVE MILE RIVER RD
Property Address:	96 FIVE MILE RIVER RD		PUTNAM, CT 06260

Celeste Chartier
87 Five Mile River Rd

Robert A. Lusi
165 Westfield Drive
East Greenwich, RI
02818


Five Mile River Rd
Fox Rd
Wilson Rd
87 Five Mile
Celeste Chartier
Robert Lusi
165 Westfield Drive
East Greenwich, Rhode Island
02818