

Planning & Zoning Commission Hybrid Meeting
August 19, 2026 7:00 P.M.
Putnam Municipal Complex
Room 109 First Floor
200 School Street
Putnam, CT 06260

Roll Call:

Agenda:

Public hearing on Docket # 2026-11 Jacob Paradise request for a Customary Home Occupation Permit in accordance with Section 706 of the Town of Putnam Zoning Regulations to operate a small engine repair business. Property located at 125 Heritage Road, Town Assessors Map 038, Lot 007, Zoned R-40. VOTE REQUIRED

Regular Meeting:

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

Review the minutes of the July 22, 2026, special meeting. VOTE REQUIRED

Correspondence:

New Business: VOTE REQUIRED

Docket # 2026-11 Jacob Paradise-125 Heritage Road-Home Occupation Permit-Small engine repair.

Other Business: VOTE REQUIRED

Discussion and review of the Plan of Conservation and Development 2026

Accepting of New Applications for public hearing on September 16, 2026.

Adjournment.

Topic: P&Z Zoom Meeting
Time: Aug 19, 2026 06:45 PM Eastern Time (US and Canada)
Join Zoom Meeting

<https://us06web.zoom.us/j/81190325456?pwd=muM2pQBIJ0daEOdr3hLJV0qyaSqSuw.1>

Meeting chat link
<https://us06web.zoom.us/launch/jc/81190325456>

Meeting ID: 811 9032 5456
Passcode: 2ahGCF

By Phone:

929 205 6099 US (New York)
Meeting ID: 811 9032 5456
Passcode: 167772

Find your local number:
<https://us06web.zoom.us/j/81190325456?pwd=muM2pQBIJ0daEOdr3hLJV0qyaSqSuw.1>

Join by SIP
• 81190325456@zoomcrc.com

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.

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

Present: Patricia Hedenberg-Chairman, Nick Huston, Elizabeth Thompson

Absent: Douglas Taylor, Lisa-Jean Clifford

Agenda:

Review the minutes of the June 17, 2026, meeting. Tabled

Correspondence:

Other Business:

Discussion and review of proposed site changes at 1 Arch Street.

Bruce Fitzack reviewed the site plan explaining the removal of the plantings and informing the Commission that an expansion had taken place onto the abutting property on Harris Street. Liz Thompson suggested the plantings should consist of a variety expressing her concerns that if one were to die from a disease being the same they all could. The new plantings and expansion are to be included in the submittal of a new site plan.

Discussion and review of the Plan of Conservation and Development 2026

Bruce Fitzback distributed the draft as a follow up to the email he sent to the Commission members for any comments. He stated any changes they wanted made would need to be placed in the document by August 7th as it was his intent to send the POCD to the Board of Selectmen and N.E.C.C.O.G. by August 10th. He explained in accordance with CT State Statutes they have 65 days for review and comment prior to the public hearing by the Planning & Zoning Commission.

Accepting of New Application for public hearing on August 19, 2026.

Jacob Paradise – 125 Heritage Road – Home Occupation Permit - Small Engine Repair

Motion by Nick Huston to accept for public hearing, second by Liz Thompson. ALL WERE IN FAVOR.

Motion by Nick Huston to adjourn at 7:50 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. 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

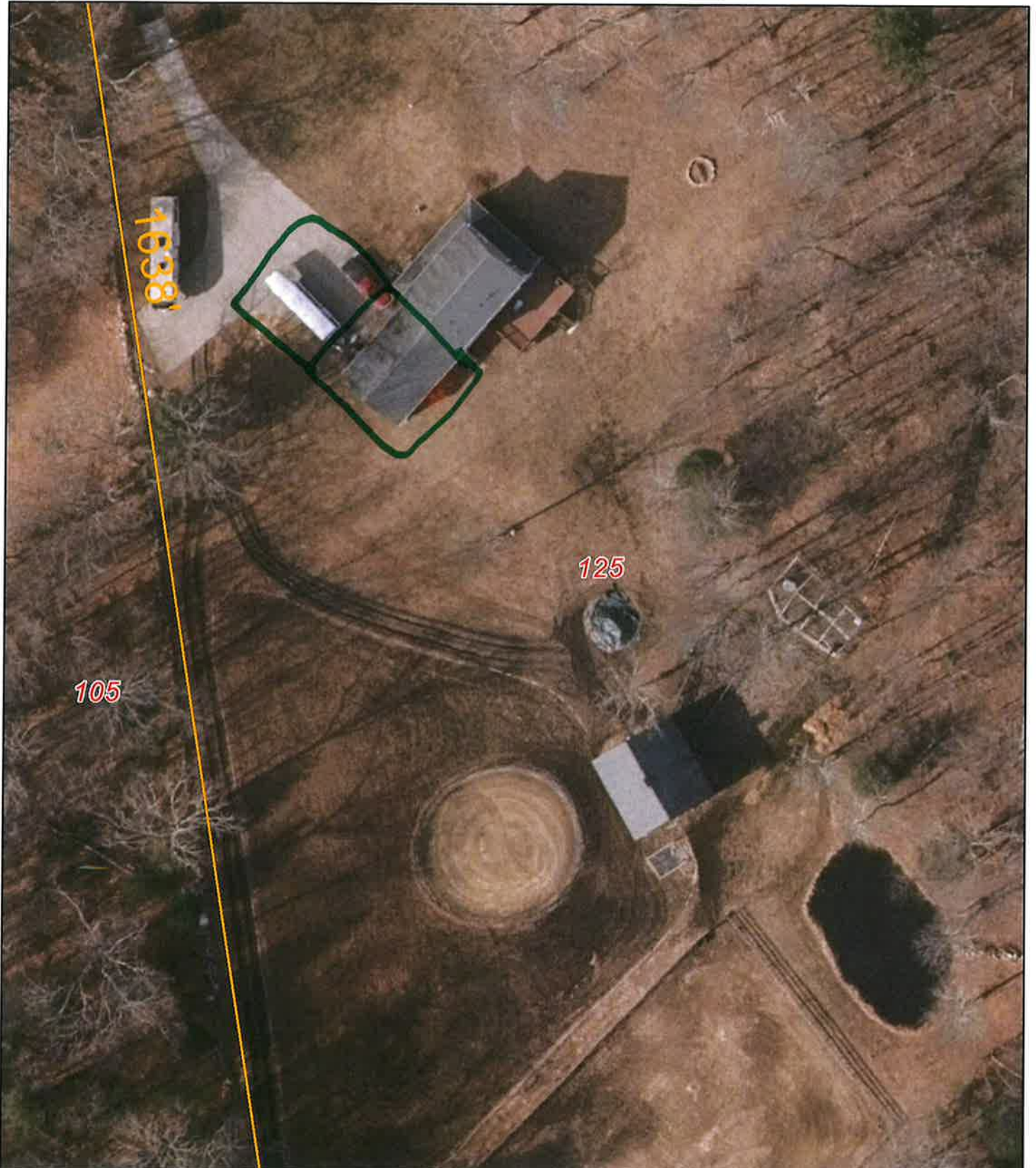
Putnam, CT

1 inch = 50 Feet



www.cai-tech.com

May 4, 2026



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125 Heritage Rd

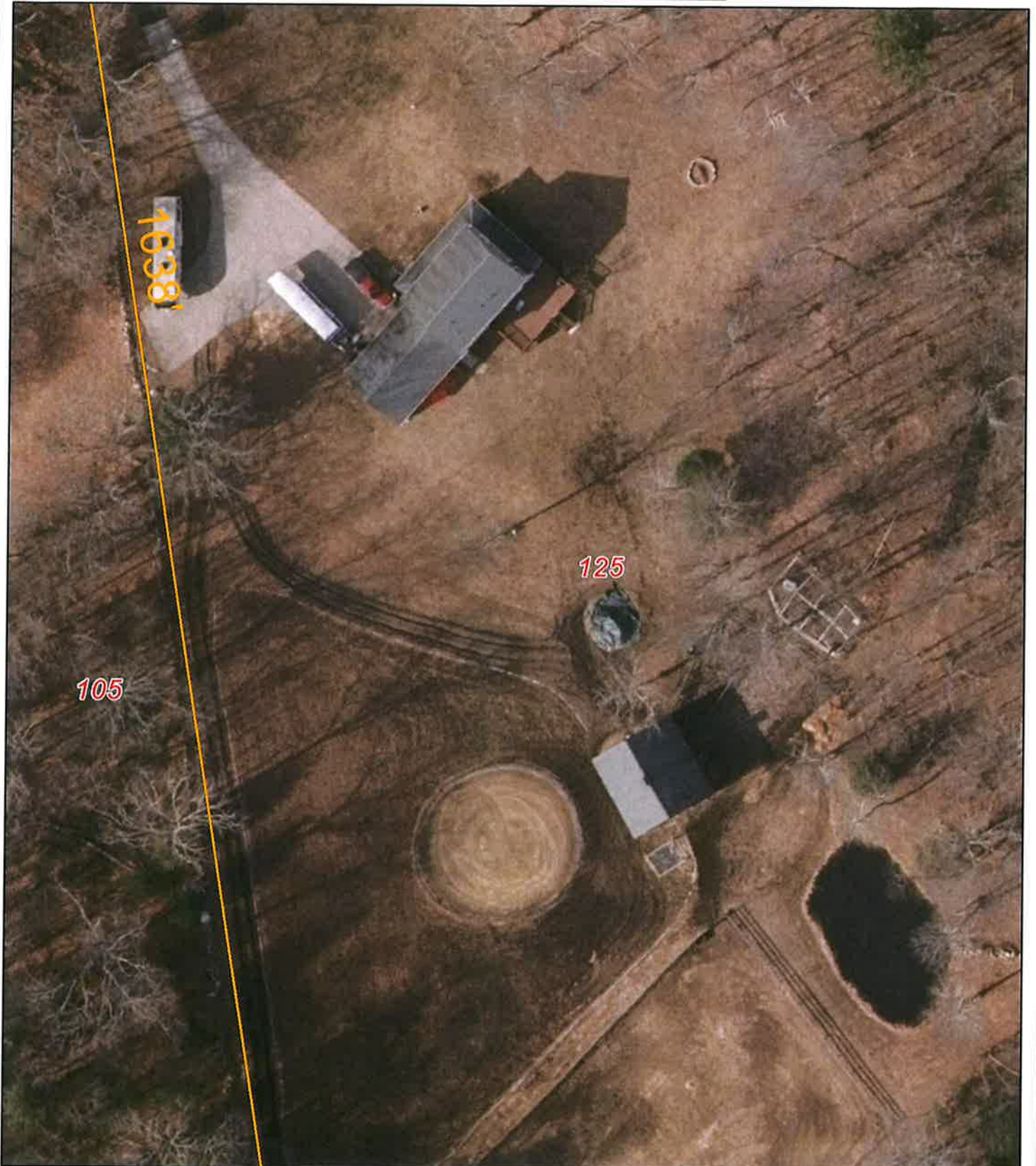
Putnam, CT

1 inch = 50 Feet

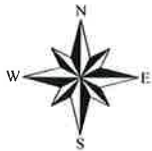


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May 4, 2026



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125 Heritage Rd

Putnam, CT

1 inch = 300 Feet



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May 4, 2026



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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



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5/4/2026

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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

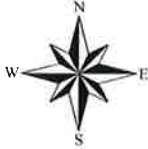


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Abutters 100 foot Map

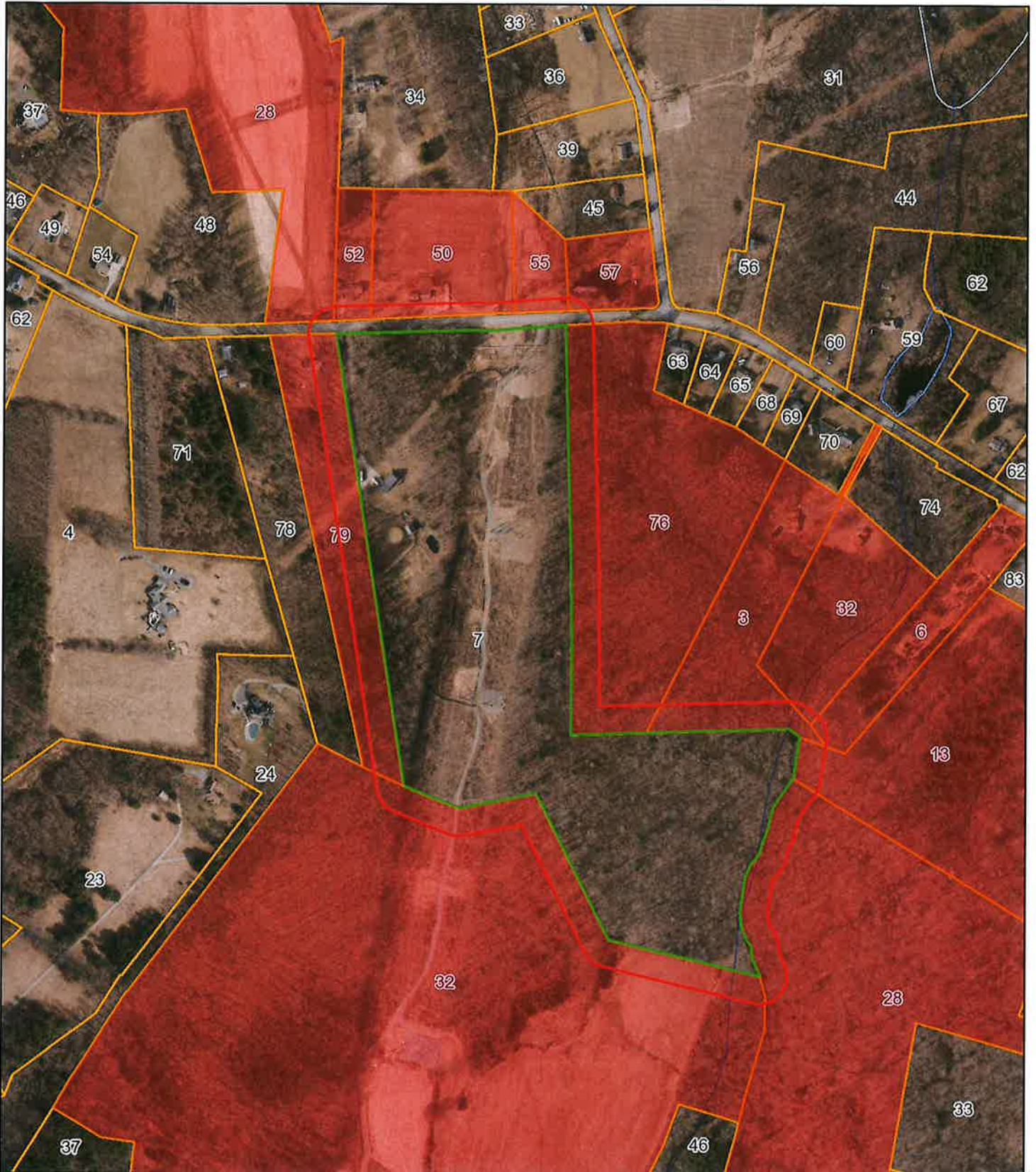
Putnam, CT

1 inch = 500 Feet



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May 4, 2026



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Bruce Fitzback

From: Bruce Fitzback
Sent: Tuesday, July 21, 2026 11:34 AM
To: 'Jacob Paradise'
Cc: Brenda Roy
Subject: RE:

Jake,
All Set.
Thanks,

Bruce Fitzback, LS, CZEO
Land Use Director, ZEO
Town of Putnam
200 School St
Putnam, CT 06260
Office: 860-963-6800 ext. 114
Email: Bruce.Fitzback@putnamct.us

From: Jacob Paradise <paradisefarmrepair@gmail.com>
Sent: Saturday, July 11, 2026 11:25 AM
To: Bruce Fitzback <Bruce.Fitzback@putnamct.us>
Subject:

Hi Bruce,

For unforeseen circumstances, I will not be able to attend the July meeting. Can we move it to August?

Thank you,
Jake Paradise
401-871-9698