

Zoning Board of Appeals Hybrid Meeting
September 15, 2026, 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Continue the 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

Review minutes of the August 18, 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 October 20, 2026, meeting.

Meeting schedule for January 2027 – January 2028

Adjournment.

ZBA Zoom meeting September 15, 2026

Join Zoom Meeting

<https://us06web.zoom.us/j/82636366945?pwd=A9ReL64ymLDOJxWf5hKVdtoQ7pFmrr.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/82636366945>

Meeting ID: 826 3636 6945

Passcode: 4lQ1pL

--By Phone

1-929-205-6099

Meeting ID: 826 3636 6945

Passcode: 968776

Find your local number: <https://us06web.zoom.us/u/kd1lfHiU0o>

Join instructions

<https://us06web.zoom.us/meetings/82636366945/invitations?signature=gODQiGIYDinfe1Dfl2QjhYeV6C1BCh4cd2lFz-LwaTk>

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.

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

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

Scott Zadora seated Alternate John Williams as a voting member.

Agenda:

Opened 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. Scott Pempek was present. Abutting property owners notified of the application and the public hearing date. Motion by Mike Bogdanski to continue the public hearing to the next meeting, second by John Williams. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the July 21, 2026, meeting.

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

Correspondence: None

Public Participation: None

New Business:

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.

Motion by Mike Bogdanski to table, second by Jonathan Williamws. ALL WERE IN FAVOR.

Other Business:

Accepting of New Applications for public hearing for the September 15, 2026, meeting. None

Motion by Mike Bogdanski to adjourn, second by John Williams. 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 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

CONSTRUCTION DETAIL				COST / MARKET VALUATION			
Element	Code	Description		Building Value New	Year Built	Depreciation Code	
Style:	03	Colonial		557,391	2002	A	
Model	01	Residential					
Grade:	08	B					
Stories:	2	2 Stories					
Occupancy	1	Vinyl Siding					
Exterior Wall 1	25	Gable/Hip					
Exterior Wall 2	03	Asphalt/Arch					
Roof Structure:	05	Drywall/Sheet					
Roof Cover	12	Hardwood					
Interior Wall 1	23	Laminate					
Interior Wall 2	06	GeoThermal					
Interior Flr 1	04	Forced Air-Duc					
Interior Flr 2	02	Heat Pump					
Heat Type:	04	4 Bedrooms					
AC Type:	2						
Total Bedrooms	1						
Total Bthrms:	1						
Total Half Baths	11						
Total Xtra Fixtrs	02	Average					
Total Rooms:	02	Average					
Bath Style:							
Kitchen Style:							
RCNLD				484,900			

OUTBUILDINGS, YARD ITEMS AND EXTRA FEATURES									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Appr. Value
SPL2	Pool IG Vinyl	L	512	36.00	2003	A	50	C	9,200
PAT1	Patio	L	200	8.50	2003	A	50	C	900
SHD1	Shed	L	256	14.00	2012	F	30	C	1,100
FPLG	Gas Fireplace	B	1	2500.00	2007		87		2,200
BTH1	Cabana	L	390	36.00	2021	A	50	C	7,000
LNT	Lean To	L	100	6.00		F	30	C	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	1,742
Total Gross		2,942	7,053

EAU
FGR

24

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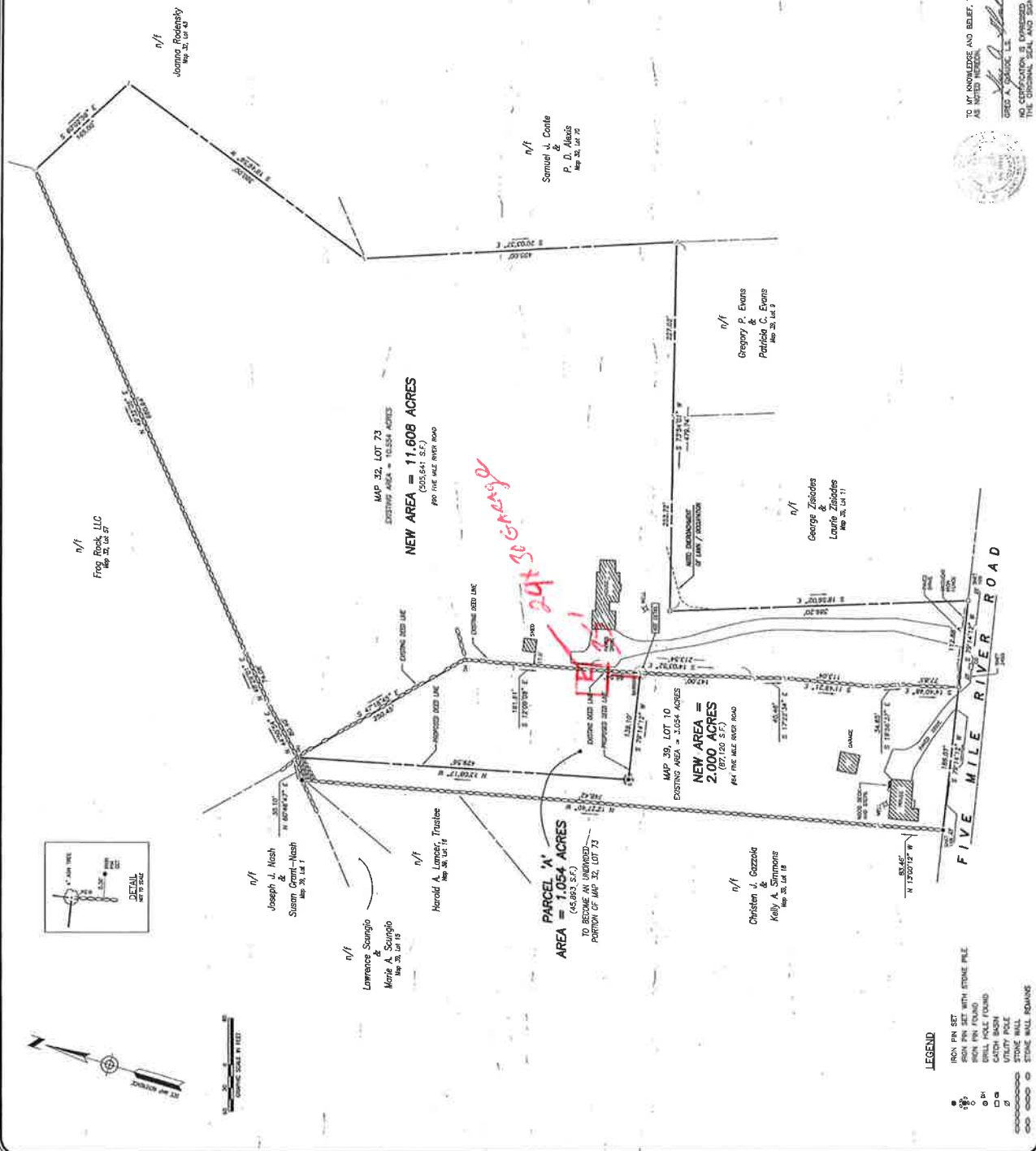
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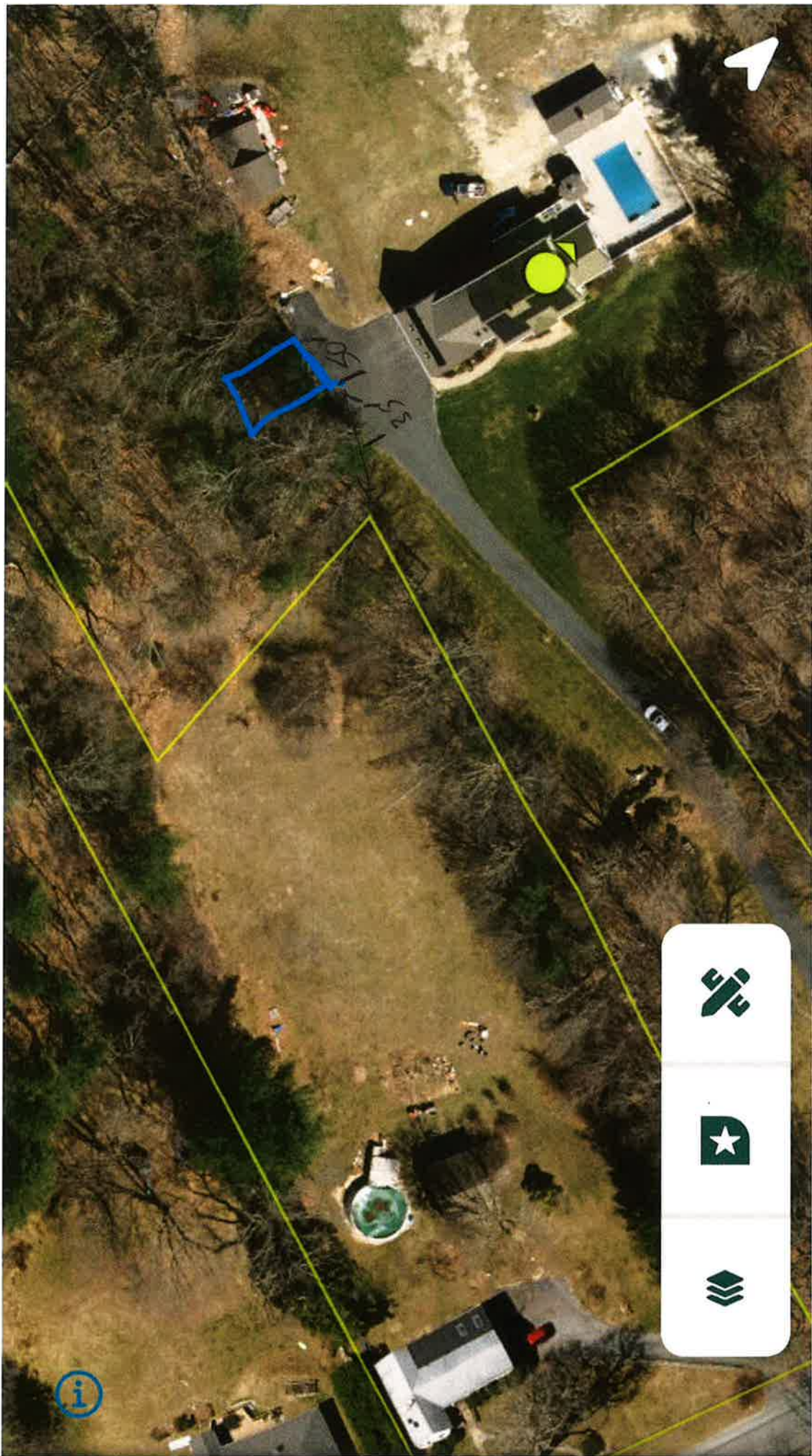
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24' x 30' Elite Cape Garage • Ellington, CT



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

August 6, 2026

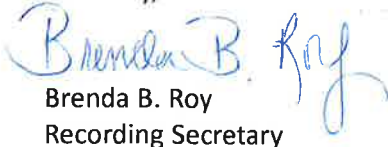
Dear Abutting Property Owner(s),

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
CAMA Number: 032-073-000
Property Address: 90 FIVE MILE RIVER RD

Mailing Address: PEMPEK JOSEPH SCOTT & CHERYL L
90 FIVE MILE RIVER RD
PUTNAM, CT 06260

Abutters:

Parcel Number: 032-043
CAMA Number: 032-043-000
Property Address: 225 FOX RD

Mailing Address: THE WYNDHAM LAND TRUST INC
245 MAIN ST
DANIELSON, CT 06239

Parcel Number: 032-057
CAMA Number: 032-057-000
Property Address: 287 LIBERTY HWY

Mailing Address: FROG ROCK LLC
36 TERRACE DRIVE
THOMPSON, CT 06277

Parcel Number: 032-070
CAMA Number: 032-070-000
Property Address: 112 FIVE MILE RIVER RD

Mailing Address: DINA ALEXIS P
112 FIVE MILE RIVER RD
PUTNAM, CT 06260

Parcel Number: 039-001
CAMA Number: 039-001-000
Property Address: 24 FIVE MILE RIVER RD

Mailing Address: NASH JOSEPH J & GRANT-NASH SUSAN
26 FIVE MILE RIVER RD
PUTNAM, CT 06260

Parcel Number: 039-009
CAMA Number: 039-009-000
Property Address: 100 FIVE MILE RIVER RD

Mailing Address: EVANS GREGORY P & PATRICIA C
100 FIVE MILE RIVER RD
PUTNAM, CT 06260

Parcel Number: 039-010
CAMA Number: 039-010-000
Property Address: 84 FIVE MILE RIVER RD

Mailing Address: MOREAU BRIAN A & MALLORY B
84 FIVE MILE RIVER RD
PUTNAM, CT 06260

Parcel Number: 039-011
CAMA Number: 039-011-000
Property Address: 96 FIVE MILE RIVER RD

Mailing Address: ZISIADES GEORGE & LAURIE
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



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7/13/2026

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