Planning & Zoning Commission Hybrid Meeting Minutes
October 21, 2026 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street
Putnam, CT 06260

Present: Patricia Hedenberg-Chairman, Douglas Taylor, Lisa-Jean Clifford, Elisabeth Thompson
Acting Alternate: Ean Farlardo
Absent: Nick Huston

Agenda

Opened public hearing on Docket # 2026-12 Strategic Commercial Realty. Inc. request for a Special Permit modification for the excavation and removal of approximately 1.9 million cubic yards of rock to prepare three lots in the Quinebaug Regional Technology Park for future development by creating flat pad suitable for construction of buildings, parking, and related facilities. Town of Putnam Zoning Regulations Section 607. Property is located at 28, 44 & 48 Technology Park Drive. Town Assessors Map 037, Lots 87,94 and 95 , Zoned TP Overlay. David Held of TA& G Technical & Madelyn Smith of Strategic Commercial Realty, LLC reviewed the history of the property and a lot line reconfiguration which he would be going into more detail as it is listed as agenda item in a later portion of the meeting. David Held stated with inflation he had calculated it at $12000. Per acre and that the bond would increase from the existing amount ($346,930.00) to a little over half a million ($501,190.00).
Roxanne Sheldon, property owner/abutter of 90 Town Farm Road, expressed her concerns about safety and the placement of a fence. Susan Fontaine, property owner/abutter of 86 Town Farm Road, also expressed concerns about safety and the placement of a fence as there are children playing in the neighborhood. Motion by Douglas Taylor to close the public hearing, second by Liz Thompson. Liz Thompson stated to the Commission that there should be a fence in place and asked if that could be a condition of approval. It was explained that the motion was to close the public hearing and that could be discussed during the regular meeting. ALL WERE IN FAVOR

Opened public hearing on Docket # 2026-13 285 River Road LLC & River Road LLC request for a Special Permit for the renewal of the previously approved permit # 2023-06 to remove 363,000 cubic yards of earth material. As of July 31, 2026, approximately 118,660 cubic yards have been removed from the properties. Property is located at 285 & 357 River Road, Town Assessors Map 43, Lots 5 and 10, Zoned AG-2. Motion by Lisa-Jean Clifford to close the public hearing, second Douglas Taylor. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2026-14 Robert Darigan request for a 2-lot subdivision consisting of 4.82 acres for property located at 508 Pomfret Street, Town Assessors Map 18, Lot 21, Zoned M/OD. Bruce Fitzback asked the Commission to continue the public hearing as he is waiting for additional information. Motion by Liz Thompson to continue the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Opened public hearing on Docket # 2026-15 John Gee requests for a Special Permit for the temporary use of his property to store material from the Route 44 retaining wall project to expedite repair and rehabilitation of the retaining wall. He would segregate and recycle stone and gravel using a medium sized impact crusher and if necessary, a screener. The use will be temporary and solely intended to

complete the work as quickly as possible in conjunction with the reopening of Route 44. Property located at 124 Pomfret Street, Town Assessors Map 15, Lot 158, Zoned Industrial. Bruce Fitzback asked the Commission to continue the public hearing as he is waiting for additional information. Motion by Douglas Taylor to continue the public hearing, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the September 9, 2026 meeting.

The September meeting took place on September 16, 2026. Motion by Lisa-Jean Clifford to accept the minutes of the September 16, 2026 meeting, second by Douglas Taylor. Ean Farlardo did not cast a vote as he was not a member of the Commission. The remaining members of the Commission voted in favor.

Correspondence: None

New Business:

Docket # 2026-12 Strategic Commercial Realty. Special Permit Modification – Earth Removal - 1.9 million cubic yards - 28, 44 & 48 Technology Park Drive. Town Assessors Map 037, Lots 87,94 and 95 , Zoned TP Overlay. Motion by Lisa-Jean Clifford to approve, second by Douglas Taylor. Liz Thompson expressed her concerns that the placement of a fence should be a condition of approval. Lisa-Jean Clifford stated the burden of the installation of a fence should not be placed on the applicant. The abutting property owners could place a fence on their property. Patricia Hedenberg, Douglas Taylor, Lisa-Jean Clifford and Ean Farlardo voted in favor. Liz Thompson voted in opposition.

Docket # 2026-13 285 River Road LLC & River Road LLC - Special Permit Renewal - 285 & 357 River Road, Town Assessors Map 43, Lots 5 and 10, Zoned AG-2.

Motion by Douglas Taylor to approve, second by Ean Farlardo. ALL WERE IN FAVOR.

Docket # 2026-14 Robert Darigan request for a 2-lot subdivision consisting of 4.82 acres for property located at 508 Pomfret Street, Town Assessors Map 18, Lot 21, Zoned M/OD. Motion by Patricia Hedenberg to continue, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Docket # 2026-15 John Gee - Special Permit – Temporary storage of material – 124 Pomfret Street, Town Assessors Map 15, Lot 158, Zoned Industrial. Motion by Douglas Taylor to continue, second by Lisa-Jean Clifford. ALL WERE IN FAVOR

Other Business:

Subdivision Modification, Strategic Commercial Realty, Inc. DBA Rawson Materials-Quinebaug Regional Technology Park. Removal of lots # 1 (#44 Technology Park Drive) and # 2 (#48 Technology Park Drive) from the subdivision conditional approval.

Bruce Fitzback reviewed the plans and the conditions placed on the subdivision. Motion by Douglas Taylor to approve, second by Lisa-Jean Clifford. ALL WERE IN FAVOR.

Town of Putnam request in accordance with Connecticut General Statute 8-24 from the Planning & Zoning Commission recommendation for a Town acquisition of property at 8 Quinebaug Ave. and 140 Quinebaug Ave.

Motion by Liz Thompson to give a positive recommendation, second by Douglas Taylor. ALL WERE IN FAVOR.

Discussion on a possible text amendment concerning Institutional Uses-Rest, Convalescent, and Nursing Homes. Bruce Fitzback informed the Commission that he was approached about the placement of 190 units in an AG-2 zone. In accordance with the regulations a 2-acre minimum would be required for each unit. He suggested a ½ acre per unit versus the 2 acres via a text amendment to the regulations. He was unable to provide the specifics of the location, etc. as he was requested by the interested party that it be kept confidential. Discussion was generated with a suggestion by Special Permit. Bruce Fitzback stated if there wasn't a text amendment to change the acreage a Special Permit would not be applicable as it would require the 2-acre minimum. Liz Thompson expressed her concerns referring to the various discussions in the past regarding not extending commercial uses into the AG-2 zone, most recent discussions of the same took place during the review of the POCD which was incorporated into the draft copy of the POCD.

Accepting of New Applications for public hearing on November 18, 2026

High Street Condominium Association LLC – Three Buildings – Special Permit – Condominiums

Motion by Lisa-Jean Clifford to accept the application for public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Larry Groh – 17 Prospect Street – Special Permit - Condominiums

Motion by Lisa-Jean Clifford to accept the application for public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Motion by Lisa-Jean Clifford to adjourn at 8:17 P.M., second by Douglas Taylor. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.