



# TOWN OF PUTNAM

TOWN HALL  
126 CHURCH STREET  
PUTNAM, CONNECTICUT 06260



September 25, 2008

Robert L. Genaurio  
Secretary  
Office of Policy and Management  
450 Capitol Avenue  
Hartford, CT 06106-1379

RECEIVED

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OPM / IGP DIVISION  
UNDERSECRETARY OFFICE

Dear Secretary Genaurio:

In accordance with Sec. 16a-32(b) of the Connecticut General Statutes, as Chief Executive Officer of Putnam, I am making application to make interim changes to the Locational Guide Map of the State Plan of Conservation and Development involving two locations in the Town of Putnam. These two locations (as delineated on the attached maps) are designated as Growth Areas in the Plan of Conservation and Development of the Town of Putnam, adopted August 22, 2005.

The adoption of the town's Plan of Conservation and Development provides evidence that the Putnam Planning Commission supports going forward with this application.

The Town of Putnam believes that these areas should be changed to Growth Areas on the State Plan of Conservation and Development for the following reasons:

### Area I.

This area, bordered by the Quinebaug River to the east, the Airline Trail and River Road to the west, the town boundary to the south and Kennedy Drive to the north, has been designated by the Town's Plan of Conservation and Development as a growth area to accommodate the ability to develop a technology park and siting of a regional YMCA/Community Center.

The focus of the technology park is to market to a class of companies with higher \$/SF investments in their facilities, better paying jobs, and commitments to continuous product development, R&D, collaboration, and enterprise. The town's goal is to recruit companies that conduct substantial research and development, product development or improvement, supply of technology-based products and services to increase the capability of companies in technology industries.

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Mayor's Office .....	963-6800	Economic Development.....	963-6834	Planning Commission.....	963-6803	Town Clerk.....	963-6807
Animal Control.....	963-6804	Fire Marshall.....	963-6805	Public Works.....	963-6813	Town Hall Fax.....	963-6814
Assessor.....	963-6802	Inland-Wetlands.....	963-6803	Revenue Collector.....	963-6806	Treasurer.....	963-6809
Building/Zoning.....	963-6803	Parks & Recreation.....	963-6811	Refuse & Recycling.....	963-6818	ZBA Commission.....	963-6803

The siting of a regional YMCA/Community Center in this vicinity will offer the availability of a wellness center serving employees of the technology park as well as residents of Putnam and the region. This facility will provide a youth center and a much needed senior community area for our active population

It makes sense to add this location as a growth area for the following reasons:

1. It's in close proximity to Wheelabrator's Ash Landfill located at the southern end of the site. The town's sewer plant is at the northern end of the site and sewer service is provided south to the ash landfill. The area has already been extensively mined for sand and gravel.
2. The site provides easy on and off access to Interstate 395 at interchange 95. In fact, it already provides ready access to approximately 220 vehicles daily using the access road across this property to the ash landfill.
3. Putnam's existing industrial park is approximately 80 percent full and town officials are planning now to be able to offer this area as a future site for industrial growth adding to the town's and state's tax base.
4. With the Airline Trail as a boundary to the property, we plan to provide adequate buffers to protect this trail. However, at the same time, the close proximity of this area to the Airline Trail enhances our ability to add trail offshoots throughout the area.
5. The State of Connecticut has recently allocated \$2,970,000 to upgrade and expand the bridge connecting this area across the Quinebaug River to downtown Putnam and I-395.

## Area II.

Area II encompasses the Clover Brook Estates, a community that will be comprised of 70 units of age restricted (55 years+) common interest community residences on the northwesterly side of Killingly Avenue (Route #12).

The site is a 55 acre parcel of land adjacent to the Putnam Industrial Park within an area designated for future 'Growth' on the updated Town of Putnam Plan of Conservation and Development. The construction portion of the project site is also located within the growth-designated area depicted on the current State Plan of Conservation and Development.

The condominium community will help to meet a growing need within the Town of Putnam for affordable housing alternatives for the active-aging regional population. These identified needs were reflected by the initial actions by the Town of Putnam land use agencies in granting preliminary requests for amendments to the Putnam Zoning Regulations to allow for the proposed age-restricted residential community at the subject location. Prior to this amendment, there were no provisions for such expansion of housing opportunities and alternatives in the Town of Putnam.

Robert L. Genuario  
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The applicant had extensive meetings with the Town of Putnam Water and Sewer Authority and paid for an independent study requested by the Authority. Fuss & O'Neill Engineers substantiated in their findings that the existing water and sewer utilities could accommodate the projected utility needs of the community when completed.

#### Applicability to State's Growth Management Principles

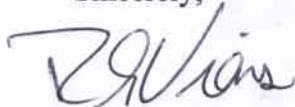
The Town of Putnam believes that these two Growth Areas are fully consistent with the Growth Management Principles listed in the state's Plan of Conservation and Development. Area I's designation aligns with Principles 1, 3, 5, and 6. This is an area of planned and existing physical infrastructure. It borders an existing major transportation corridor, and links road, highway and major recreational trails, Putnam's River Trail and the East Coast Greenway. Area II's designation conforms to Principles 1, 2 and 3. The addition of this Growth Area to the State's plan allows for the construction of affordable housing alternatives for the region's active aging population. It is also in the vicinity of an existing major transportation corridor.

#### Summary

Addition of these two areas to the state's Growth Areas in Putnam accomplishes the ability to develop a sustainable technology park with the added benefit of a regional community center that will provide wider access to wellness opportunities and a housing development that will increase the region's access to affordable housing choices for its growing active aging population. These three exciting developments will be of significant regional importance. The Town of Putnam has weighed the importance and commitment of responsible growth principles within these areas in making our request.

I hope that you can give these two interim change requests favorable consideration. My staff and I are available to meet to discuss this matter at your convenience.

Sincerely,



Robert G. Viens  
Mayor

Attachments



August 20, 2008

The Honorable Robert L. Genuario  
Secretary  
Office of Policy and Management  
450 Capitol Avenue  
Hartford, CT 06106-1379

**Ashford**  
**Brooklyn**  
**Canterbury**  
**Eastford**  
**Killingly**  
**Plainfield**  
**Pomfret**  
**Putnam**  
**Sterling**  
**Thompson**  
**Union**  
**Woodstock**

Dear Secretary Genuario:

Please accept this letter as a statement of **support** for the Town of Putnam's petition for an interim change to the Connecticut Plan of Conservation and Development and more specifically the Locational Guide Map for that plan.

The proposal put forth by the Town of Putnam will, if approved, create an expanded Growth Area in the southern portion of the Town. The area proposed for this growth area is identified in the Town's recently adopted conservation and development plan as a growth area. It is important to note that the Town's action to identify this area as a growth area occurred after the adoption of the State's most recent plan. Additionally, Putnam is in the process of updating its zoning regulations. The proposed growth area is proposed to have a zone change which would change it from the current status of Residential/Agricultural to a Technology Park District. The area in question currently contains a major ash residue facility, access road, bridge (with immediate access to Interstate 395), as well as sewer and water utilities. Additionally, the State Bond Commission last month approved approximately three million dollars for an improved bridge to access this site in part for the purpose of the development of a technology park.

The development of the technology park in Putnam and its petition to change this area to a Growth Area are fully consistent with the Growth Management Principles put forth in the Connecticut plan of Conservation and Development. They are also fully consistent with the Region's goals to grow our economy while respecting the environmental character and resources of our region. Additionally, this proposed change is consistent with the Region's Comprehensive Economic Development Strategy (CEDS) which has been in place with the Economic Development Administration since 2002.

For the reasons stated – we urge your support for the Town of Putnam's request to modify the Connecticut plan of Conservation and Development. Thank you for your consideration of this request. Should you have any questions or need additional information, please do not hesitate to contact me.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "John Filchak".

John Filchak  
Executive Director