

Distribution Opportunities in the Putnam Industrial Park

Distribution Zoning Regulations

General Warehousing and Storage Uses require a Special Permit Use and are subject to the following additional criteria:

1. The applicant shall submit to the Commission, in addition to other required documents, a traffic flow plan and traffic impact report signed by an engineer licensed to do business in the State of Connecticut, which shall designate the types of vehicles which will serve the proposed facility in terms of their size, the minimum and maximum number of visits per day, and the hours of operation, together with proposed means of accessing the subject premises.
2. Storage and warehousing shall be limited to items and goods which are not deemed either toxic or ultra-hazardous under any state or federal regulations
3. In addition to any other requirements of these regulations, the applicant shall submit and the Commission shall have the right to modify a system of buffers, both natural or artificial, that will eliminate or minimize noise and glare off the property site, especially in a situation wherein the facility is to be located within 300 feet of any residential structure
4. In evaluating any proposed storage or warehousing facility, the Commission shall consider, in addition to all other factors contained in these regulations, the potential for harm to the specific site, or to the Town in general, and the applicant shall describe to the Commission in writing with reasonable specificity, the types of products to be sold and the types of fire-fighting or other apparatus which would be necessary in any conceivable emergency.
5. In addition to all other factors, the Commission shall consider the potential of any stored materials to contaminate or otherwise adversely affect the groundwater in the vicinity, and in appropriate cases, may also require an engineering report on the potential for damage to any aquifer if said premises are to be located on or adjacent to an aquifer or designated-well head area.
6. In considering said application, the Commission shall consider, in addition to all other factors, the applicants plans for handling surface water, both on and off the site, including the amount and nature of impervious surfaces, and the availability of adequate drainage facilities.
7. Outside storage of materials or goods shall not be allowed as part of a warehouse or storage permit

Prime Candidates For Distribution Development Proposals

172,000 SF on Lot 5