

April 28, 2015

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:35 p.m.

Roll was called: Dana Morrow-present, Frank Bood-present, Ross Farrugia-present, Chris Turner-present, Cindy Donall-present, Alternate Walter Moriarty-absent, Alternate Caren Bailey-present, and Alternate Paul Ezzell-absent.

Staff present- Jamie Rabbitt, Russell Gray, and Joyce Gustavson.

Also present- Jason Sullivan, Lynn and Ron Desjardins, Jessie Benjamin, Jeff Lefevre, Jamie Sanderson, and Greg Glaude.

Audience of Citizens: J. Benjamin asked the Commission what the rules and regulations are pertaining to buying land in Sterling and making it into a farm.

F. Bood made a motion, seconded by C. Donall to move Any Other Business to Come Before the Planning & Zoning Commission VIII a. Commission Workshop to VIII b. and add J. Benjamin's request to discuss Zoning Regulations as VIII a. All voted in favor of the motion.

Approval of Minutes: D. Morrow made a motion, seconded by F. Bood to approve the public hearing minutes and the meeting minutes of 3/24/2015 as written and presented. All voted in favor of the motion.

Correspondence: Bruce Woodis of KWP Incorporated forwarded an email from Brian D. Jones, Ph.D., State Archaeologist of the University of Connecticut dated 3/26/2015 as a follow up regarding Patricia Desmarais' Site Development Plan for property located on Margaret Henry Road, stating that no archaeological sites have been documented near the project area (copy on file).

Robert Messier of Messier & Associates, Inc. submitted a letter dated 4/3/2015 regarding Timberwolf Enterprises, LLC for property located at 352 Main Street, stating that in accordance with Section 2.16 of the Sterling Planning and Zoning Regulations, the iron pins were set by Messier & Associates, Inc. on 4/2/2015 for Lots A1 and A2 on the approved Timberwolf Enterprises, LLC subdivision (copy on file).

Unfinished Business:

a. 301 Church Street: J. Rabbitt reported the following correspondence has been received: 1) A letter dated 3/24/2015 to Kyle Collins, Building Official from F. Bood, Sr., Vice Chairperson of the Sterling Planning and Zoning Commission informing him of several issues in town that have not been addressed, particularly 301 Church Street and authorizes the Building Official to put a stop to the illegal activity; and 2) A copy of an Official Notice of Violation and Order dated 4/14/2015 from Demian Sorrentino, Zoning Enforcement Officer via certify mail to Arthur Church, Sr., for property located at 301 Church Street informing him as record owner of property that he is found to be in violation of the Sterling Zoning Regulations for inhabiting a partially completed dwelling upon the property without having received the requisite permits and/or approvals to do so (copy on file). To date, D. Sorrentino has not received the return receipt requested from the certified mailing. J. Rabbitt also reported that the Building Official has written a "draft letter" and has sent it to legal counsel to seek guidance with regards to an appropriate course of action concerning any permitting process that may or may not have been followed. It was the consensus of the Commission to have legal counsel present at the next meeting scheduled for 5/26/2015 if no action has been taken within the next 31 calendar days. J. Rabbitt will follow up with legal counsel.

New Business:

a. Two-Lot Subdivision Application by Dalmik Well Drilling Company for 0 Church Street: The following was submitted into record: A memo from Inland Wetland and Watercourses Commission dated 4/27/2015 approving the proposed two-lot (2) subdivision for 0 Church stating that the application was approved at their 4/23/2015 meeting; abutter mail receipts; Subdivision Application and Subdivision Plans prepared for Dalmik Well Drilling Company, 0 Church Street, Sterling, CT, consisting of four (4) sheets, dated 3/3/2015. Greg Glaude of Killingly Engineering Associates, representing the applicant, presented the application for a two-lot (2) subdivision stating that this is to correct an illegal subdivision of lots 25 and 25A by previous land owners in 2006. The proposed lots will conform to the Sterling Zoning Regulations. In 2006 a nine (9) lot subdivision was approved but the mylars were never recorded, making it null and void. Frontage is the biggest issue and to correct the problem and meet the Zoning Regulations, a portion of parcel B shall be combined with and become an undivided portion of land owned by W. Heath giving them a 50 foot wide access strip over the driveway out to Church Street making their lot conformed to area and frontage; and a small portion of parcel A shall be combined with and become an undivided portion of land owned by J. Adams giving them 54 feet creating two rear lots. The proposed development is on the new lot that Dalmik is proposing to create, clean up and sell as a building lot.

This application was accepted as application PZ#-2015-03 for review and a public hearing was scheduled for Tuesday, May 26, 2015 at 7:00 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco, CT.

D. Morrow made a motion, seconded by F. Bood to take a five (5) minute recess at 8:10 p.m. All voted in favor of the motion. The meeting resumed at 8:17 p.m.

Audience of Comments: No comment.

Any Other Business:

a. Jessie Benjamin – Planning and Zoning Rules and Regulations: J. Benjamin stated that she is interested in purchasing land on Gibson Hill Road and posted signs on the property say to come and see

the Planning Board so she is before the Board tonight to inquire what the regulations are when buying property in Sterling. **J. Rabbitt** stated this is an approved two (2) lot subdivision that meets the dimensional requirements of the regulations and coming before the Planning & Zoning Commission is not a requirement for any land owner in the Town of Sterling.

b. Commission Training: The tape was turned off at 8:21 p.m. and the Commission entered a workshop to review site plans, topography, and map reading. The tape was turned back on at 9:20 to adjourn the meeting.

Adjournment: D. Morrow made a motion, seconded by C. Donall to adjourn at 9:20 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christopher Turner, Secretary