

May 19, 2016

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:31 p.m.

Roll was called: Dana Morrow-present, Frank Bood-present, Ross Farrugia-present (7:34 p.m.), Chris Turner-present, Cindy Donall-absent, Alternate Walter Moriarty-present, Alternate Caren Bailey-present (7:34 p.m.), and Alternate Paul Ezzell-absent.

Alternate W. Moriarty was seated for C. Donall.

Staff present-Jamie Rabbitt, Demian Sorrentino, and Joyce Gustavson.

Audience of Citizens: David McKay, Kimberly & Andrew Tetreault, Ethel Tetreault, Colleen & Patrick Taylor, and A. Taylor.

Approval of Minutes: F. Bood made a motion, seconded by D. Morrow to approve the meeting minutes of 3/17/2016 as written and presented. All voted in favor of the motion.

Correspondence: None

Unfinished Business: None

New Business:

a. 8-24 Referral on the Potential Sale of Town Owned Land Located Northerly of Snake Meadow Hill Road and Westerly of Margaret Henry Road (f/k/a/ Main Road #2): The following was submitted into record: An inter-agency memorandum from Demian Sorrentino dated 5/11/2016 regarding the 8-24 referral for the proposed disposition of Town-owned land for property located northerly of Snake Meadow Hill Road and westerly of Margaret Henry Road, which was formerly owned by the State of Connecticut and was known as Main Road #2, a map from the Town of Sterling's Geographic Information Systems, a printed summary itemizing anticipated costs for legal services per property owner and other costs to the Town which are expected to be reimbursed by the property owners on a given dollar amount per square foot, and a colored sketch of a map with the Main Road #2 abutters highlighted in various colors (copies on file). R. Gray reported that Main Road #2 was taken by the State of Connecticut when the State took Main Street making it a State Road. The Town has no intention of turning this piece of Town owned land into a road and it would be good to get it back on the tax rolls. D. Sorrentino, Zoning Enforcement Officer, representing the Board of Selectmen stated that in 1939 the State took the land from the two (2) property owners; in 1963 the State gave the main road, plus an additional piece of land back to the Town. It was laid out as a road, but never constructed. There are six (6) separate lots of record per the Town's zoning regulations. The land to be divided up between the abutters would require negotiation. J. Rabbitt stated that abutters would still have the right to cross the right-of-way; it is the Commission's role to determine if the sale and/or disposition of the property would be consistent/inconsistent with the goals and objectives of the Town's Plan of Conservation and Development. The recommendation goes to the Board of Selectmen, but the disposition of the right-of-way goes before a Town meeting. A preliminary draft to support the sale/disposal of excess Town property was discussed. K. Bettencourt, an abutter of two parcels stated the family's goal is not to subdivide, but to make their forever home, one (1) single family house; zero intent to subdivide. D. Morrow made a motion, seconded by R. Farrugia to table this for staff review as application PZ-#2016-01. All voted in favor of the motion.

b. Application by Ruggieri Properties, LLC to Construct a 9,600 sq. ft. Storage Building for Property Located at 114 Linwood Drive: The following was submitted into record: A letter from Demian Sorrentino, Zoning Enforcement Officer, dated 4/27/2016 recusing himself from the administration and review process of the Zoning Permit application as his primary employer, Boundaries, LLC prepared the Site Development Plan and he performed the wetland delineation upon the property in 2013 (copy on file), Zoning Permit Application, Town of Sterling's Assessor Database Property Card, a letter from Northeast District Department of Health (NDDH), dated 5/5/2016, an A-101 Proposed Floor Plan & Exterior Elevations prepared by KML Architects, and an Improvement Location & Topographic Survey "Boundary Location Plan" prepared for Ruggieri Properties, LLC, 114 Linwood Drive, Sterling, CT, consisting of three (3) sheets, dated March 2016. David McKay of Boundaries, LLC representing Ruggieri Properties, LLC, presented the application to construct a 9,600 sq. ft. storage/barn building for the storage of tractors and equipment. This application would typically be reviewed by the Zoning Enforcement Officer, however, due to a potential conflict; it is before the Planning and Zoning Commission tonight. D. Morrow made a motion, seconded by F. Bood to table this for staff review as application PZ-#2016-02. All voted in favor of the motion.

Audience of Comments: None

Any Other Business: None

a. Commission Workshop: Different ideas were discussed as possible topics for next month's meeting.

Adjournment: F. Bood made a motion, seconded by C. Turner to adjourn at 8:24 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christopher Turner, Secretary