

June 23, 2015

The continued public hearing was called to order at 7:20 p.m. by Chairman Dana Morrow.

Other members' present-Ross Farrugia and Frank Bood.

Staff present-Jamie Rabbitt and Joyce Gustavson.

Also present-Greg Glaude, David McKay, and Ron and Lynn Desjardins.

The purpose of the public hearing is to accept written and/or verbal comments on the application by Dalmik Well Drilling Company for property located at 0 Church Street, (Map 03828, Block 024, Lot 025A) for a two-lot (2) re-subdivision to correct an illegal subdivision of lots 25 and 25A.

Greg Glaude of Killingly Engineering Associates, representing the applicant, Dalmik Well Drilling Company, submitted revised subdivision plans through 6/23/2015, a letter dated 5/26/2015 requesting a waiver pursuant to section 12.6.4 of the Town's Subdivision Regulations, asking the Commission to waive section 11.1 for a sanitary report and a letter dated 6/23/2015 granting the Commission an additional thirty-five (35) days to continue the public hearing regarding the Dalmik Well Drilling application (copies on file). G. Glaude discussed items 1-31 from the Town Planner's findings/recommendations letter dated 6/22/2015 (copy on file), as well as a letter from Towne Engineering, Inc. addressing the current conditions and consequences of the two (2) lot subdivision currently proposed in relation to drainage impacts only (copy on file). The subdivision plans have been updated based on the findings of Don Aubrey, Town Engineer. On sheet two (2) of the site analysis plan, the existing 18 inch culvert that goes under Church Street has a head wall which is in disrepair; falling down on the road side, not the applicant side. G. Glaude is requesting a meeting with the Selectmen and D. Aubrey to review the drainage issue. It was noted that the pipes do not support a twenty-five (25) year old storm.

D. Morrow asked if anyone had any questions or comments. There were none.

F. Bood made a motion, seconded by D. Morrow to grant Dalmik Well Drilling Company a thirty-five (35) day extension. All voted in favor of the motion.

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The public hearing was continued to Tuesday, July 28, 2015 at 7:00 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco with the regular meeting immediately following.

June 23, 2015

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:50 p.m.

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

Staff present-Jamie Rabbitt and Joyce Gustavson.

Also present-David McKay.

Audience of Citizens: No comment.

Approval of Minutes: F. Bood made a motion, seconded by R. Farrugia to approve the public hearing minutes and the meeting minutes of 5/26/2015 as written and presented. All voted in favor of the motion.

Correspondence: 1) A letter dated 6/9/2015 from David Woodis of KWP Associates regarding the three (3) lot subdivision on Margaret Henry Road by Patricia Desmarais certifying that all pins shown to be set have been set in the field in accordance with the standards of A-2 survey accuracy. The pins were set in the field on 4/21/2015 (copy on file). 2) D. Sorrentino, Zoning Enforcement Officer mailed a Notice of Violation & Order dated 5/27/2015 regarding Residential Occupation of Recreational Camper for property located at 4/8 Old Cranston Road to Thurman Putman, owner record of property.

Unfinished Business:

a. Two-Lot Subdivision Application PZ-#2015-03 by Dalmik Well Drilling Company for 0 Church Street: The public hearing on this application has been continued to Tuesday, July 28, 2015 at 7:00 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco.

New Business:

a. Application by Town of Sterling for an Alternative Truck Access Drive for Existing

Commercial/Industrial Building for Property Located at 110 Industrial Park Road: The following was submitted into record: A memo from Inland Wetland and Watercourses Commission dated 6/22/2015 approving the Town of Sterling's application for a proposed alternative access driveway for property located at 110 Industrial Park Road stating that the application was approved at their 5/28/2015 meeting; a copy of the approval letter to the Town of Sterling, Economic Development Office, dated 6/10/2015 (copies on file); Zoning Permit Application and revised Site Plans dated 5/14/2015 entitled "Improvement Location and Topographic Survey, Proposed Driveway" prepared for the Town of Sterling, 110 Industrial Park Road, Sterling, CT, consisting of two (2) sheets. David McKay of Boundaries, LLC representing the applicant, presented the application for an alternative truck access drive for existing commercial/industrial building in the Sterling Industrial Park. The existing truck route is accessed from the road through the employee parking lot to the back of the building. The proposed alternate truck route would separate truck traffic from the employee parked vehicles. From an administrative standpoint, the application is received tonight and the Commission has sixty-five (65) days to act on the application. This application was accepted as application PZ#2015-04 for review by staff and the Town Engineer. All voted in favor of the motion.

b. Preliminary Discussion by Mario Mennella for Potential Development of Property Located at 46 Woodland Road – Martial Arts Studio: Via email dated 6/12/2015, D. Sorrentino, Zoning Enforcement Officer, asked that Mario Mennella be placed on the Agenda to discuss the possibility of opening a martial arts studio. J. Rabbitt spoke to the Mennella's prior to the meeting and answered their questions regarding the potential acquisition of property located on Woodland Road to open a commercial martial arts studio. J. Rabbitt discussed site plans, well, septic, parking spaces, etc., with the Mennella's. This proposal is in the exploratory phase and J. Rabbitt will work with the applicants if they decide to move forward.

Audience of Comments: None

Any Other Business:

a. **Commission Training:** F. Bood made a motion, seconded by R. Farrugia to table the workshop to the next meeting. All voted in favor of the motion.

Adjournment: F. Bood made a motion, seconded by R. Farrugia to adjourn at 8:28 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christopher Turner, Secretary