

January 28, 2014

Call to order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:30 p.m.

Roll was called: Dana Morrow-present, Frank Bood-present, Ross Farrugia-present, Chris Turner present, Cindy Donall-present, and Alternate Paul Ezzell-absent
There are still two alternate vacancies on the Commission.

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

Audience of Citizens: Steven Weidele and Normand Thibeault, Jr.

Approval of Minutes: R. Farrugia made a motion, seconded by D. Morrow, to approve the meeting minutes of 11/26/2013 and the special meeting minutes of 1/14/2014 as written and presented. All voted in favor of the motion.

Correspondence: D. Morrow stated for the record that Demian Sorrentino, Zoning Enforcement Officer sent an Order to Cease & Desist Excavating Activity Due to Violation(s) of Permit to Ernest J. Collelo, Jr., for property located at 94 Sterling Road, dated 1/16/2014.

Unfinished Business:

a. Zoning Application by R. Weidle for New Restaurant (1SC/17187A):

Norm Thibeault submitted revised site plans and J. Rabbitt submitted a letter dated 1/28/2014 stating that "based on a review of the application, the proposed development of the property and associated site plan is consistent with the requirements of the Town's zoning regulations". (copy on file)
C. Turner made a motion, seconded by F. Bood, to approve Application #PZS-2013-02 by R. Weidle for the construction of a free-standing restaurant, pub, and seasonal ice cream shop for property at Sterling Road (Route 14) and Industrial Park Road, referenced by plans entitled "Improvement Location Survey Showing Existing Conditions" prepared by Killingly Engineering Associates, dated 7/17/2013 with Revision dates of 10/12/2013, 01/01/2014, and 01/27/2014 consisting of four (4) sheets, with the following nine (9) modifications:

1. A preconstruction meeting shall be held with the Commission/Town staff (Planner, Engineer, Zoning Enforcement Officer, and Building Official) and with the building contractor prior to any construction, grading and/or excavation activity associated with the construction.
 2. Full architectural renderings (24"x36" – mylar) shall be filed as part of the plan set.
 3. Shop drawings of all signs approved on the site shall be submitted to the Commission for review by Town staff to determine compliance with approvals prior to installation.
 4. Shop drawings and samples of building materials including colors (markups) shall be submitted to staff and reviewed to determine compliance with Commission approval prior to installation.
 5. Final plant type and locations shall be reviewed by the Town Planner for compliance with the Commission's approval.
 6. Final as-built shall be submitted to the Town to determine compliance with the approved plans. As-built shall include final grades, curbing, landscaping, buildings, signage, utilities (depth size, location, type) and drainage. As-built shall include additional information deemed necessary by Town staff to determine compliance with approvals.
 7. All costs associated with the review and processing of the application are paid in full by the applicant prior to the signing of mylars and filing of a site plan.
 8. The plans shall be revised to accommodate a pedestrian area through the proposed six (6) parking spaces along the north/west side of the building.
 9. The applicant shall provide the Town with easement rights to drain, maintain/install municipal infrastructure along the north westerly portion of the property as shaded on the plans.
- All voted in favor of the motion.
- b. Referral of Excavation Ordinance Revisions:** Over the last few months J. Rabbitt has met with the First Selectman and recently with the two newly elected Selectmen, Lincoln Cooper and John Firlik, to update them with the intent, language, permitting process, etc. on the Excavation Ordinance. J. Rabbitt reported that the next step is for the Board of Selectmen to discuss the draft changes and make recommendations for the Town attorney to review for the final language. Table to the next meeting.
- c. Meeting Procedures:** Discussion was held to table this item until a workshop meeting can be scheduled. C. Turner made a motion, seconded by D. Morrow to table to the next regular scheduled meeting. All voted in favor of the motion.
- d. Sterling Trails:** J. Rabbitt spoke with Kari Olsen, attorney for the Town and reported that a pre-conference was held today and trial could begin in August.

New Business:

a. Application for Subdivision by Timberwolf for 352 Main Street: J. Rabbitt reported that the Commission had anticipated on receiving an application for tonight's meeting, but we did not receive it. It is the applicant's intent to apply shortly.

Any Other Business: None

Adjournment: A motion was made by F. Bood, seconded by D. Morrow, to adjourn at 8:17 p.m. All voted in favor of the motion.

Attest:


Joyce A. Gustavson, Recording Secretary

Attest:

Christopher Turner, Secretary