

March 23, 2016

**Item I: Call to Order:** The special meeting of the Sterling Board of Selectmen was called to order at 6:00 p.m. with Russell Gray, Lincoln Cooper, and John Firlik.

Staff present-Demian Sorrentino and Joyce Gustavson.

Also present- Andrew Tetreault, Ethel Tetreault, Patrick & Colleen Taylor, and Chris & Roanne Heroux.

**Item II: Discussion Regarding Disposition of Former Right-of-Way – Main Road #2 (extends from Snake Meadow Hill Road to Margaret Henry Road):** Demian Sorrentino, Zoning Enforcement Officer, passed out a copy of the tax assessor's map with the Main Road #2 right-of-way highlighted in yellow (copy on file). The right-of-way extends from Snake Meadow Hill Road (directly across from Main Street) to Margaret Henry Road and there are six (6) abutting property owners who could potentially benefit by the Town distributing the right-of-way to them. This would also benefit the Town of Sterling in that some of these properties, created by the State's acquisition of the right-of-way years ago, could be brought into conformance, or at minimum, closer to conformance with the minimum zoning requirements. D. Sorrentino presented a sketch outlining a conceptual distribution of the former right-of-way to several abutters, and explained that the intent of this meeting was to gauge the abutter's interest in acquiring these lands from the Town, and likewise their willingness to reimburse the Town for expenses associated with this endeavor. As Dutch & Associates had previously surveyed the two (2) parcels of land owned by Phyllis Bellavance, now owned by Tetreault, the northerly portion of the right-of-way which lies between those two (2) properties is surveyed. At the request of D. Sorrentino, in February 2016, Dutch & Associates submitted a quote in the amount of \$2,500 to survey the remaining portion of the right-of way, which is the southerly half adjacent to Snake Meadow Hill Road. D. Sorrentino believes the survey is necessary because in comparing the assessor's map with the deeds for 244 and 246 Snake Meadow Hill Road, the acreage and property configurations do not appear to add up, and likewise, the research associated with the survey would need to be done to be clear on what exactly the Town currently owns. The Board of Selectmen would like to know if there would be a commitment from the property owners before proceeding further. Would property owners who receive land be willing to reimburse the Town for the cost to survey the remaining right-of-way, legal fees and the filing of the deeds? The area of the former right-of-way would be distributed in a logical manner, to achieve the greatest level of zoning compliance, and the cost would be divided proportionally, based on the square footage of additional land that each owner were to receive. D. Sorrentino explained that before the Board could distribute the land to the abutters, an 8-24 review needs to be submitted to the Planning and Zoning Commission so they can comment on consistency/inconsistency with the Town's Plan of Conservation and Development, and then the distribution would have to be approved by Town meeting. E. Tetreault asked what the final cost would be to each homeowner. D. Sorrentino stated that he will contact an attorney to get an estimate on the legal fees for preparing deeds and the corresponding "Schedule A" description for each portion and report back for April 6. L. Cooper made a motion, seconded by J. Firlik to table until the next Selectmen's meeting, scheduled for Wednesday, April 6 at 6:00 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco, CT. All voted in favor of the motion.

**Item III: Request for Refund of Excess Tax Payments – Vicki L. Harris-\$8.50; Ivette T. Hernandez-\$34.90, \$6.00, & \$2.21; and Robert & Lynn Hopkins-\$2,408.24:** J. Firlik made a motion, seconded by L. Cooper to approve the request for refunds to 1) Vickie L. Harris, 416 Valley View Road, Sterling, CT 06377-1614 for \$8.50; 2) Ivette T. Hernandez, 16 Mercer Street, New London, CT 06320 for \$34.90, \$6.00, and \$2.21; and 3) Robert & Lynn Hopkins, 265 Pine Hill Road, Sterling, CT 06377 for \$2,408.24. All voted in favor of the motion.

**Item IV: Consider & Act on Appointment to Computer Assessment Committee of Adam Belesimo, Ross Farrugia & Don Buell for the Duration of the Project:** L. Cooper made a motion, seconded by R. Gray to appoint Adam Belesimo, 15 Shore Drive, Johnston, RI 02919, Ross Farrugia, 641 Snake Meadow Hill Road, Sterling, CT 06377, and Don Buell, 209 Sterling Road, Sterling, CT 06377 for the duration of the project to the Computer Assessment Committee. All voted in favor of the motion.

**Item V. Adjournment:** L. Cooper made a motion, seconded by R. Gray, to adjourn at 6:40 p.m. All voted in favor of the motion.

Attest: \_\_\_\_\_  
Joyce A. Gustavson, Recording Secretary