

July 18, 2017

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:36 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-present, and Alternate Michael Rouillard-absent.

Alternate – C. Bailey was seated for C. Donall.

Staff present – Jamie Rabbitt, Russell Gray, Lincoln Cooper, Patricia Ball and Joyce Gustavson.

Audience of Citizens: No comment.

Approval of Minutes: D. Morrow made a motion, seconded by R. Farrugia to approve the meeting minutes of 4/18/2017 as written and presented. All voted in favor of the motion.

Correspondence: F. Bood submitted for the record a letter from The State of Connecticut, Department of Transportation to Normand Thibeault, Jr. of Killingly Engineering Associates, dated 5/23/17 regarding a proposed driveway for Barn/Hobby Shop on Route 49 in the Town of Sterling (copy on file).

Unfinished Business:

a. Discussion Regarding the Plan of Conservation and Development: F. Bood made a motion, seconded by C. Bailey to move Unfinished Business, Item a. Discussion Regarding Plan of Conservation and Development to Any Other Business to Come before the Planning and Zoning Commission to Item b. All voted in favor of the motion.

New Business:

a. 8-24 Referral on the Potential Sale of the RP Jordan Center, 50 Main Street, Sterling: The following correspondence was submitted into record: A referral from the Board of Selectmen, dated 7/18/2017 for review for property located at 50 Main Street, Sterling (copy on file). The Board of Selectmen have approved the referral requested, dated 6/12/2017 submitted by the Economic Development Commission for 50 Main Street, Robert P. Jordan Community Center. Raymond Weidele of Weidele's Pizza & Pub informed the Economic Development Commission of his intent in purchasing the building and lot to relocate his business to be used for a restaurant. R. Gray stated that R. Weidele would like to trade the purchase price of the Revere Site and use as a down payment for 50 Main. This is a good idea as it would get 50 Main back on the tax rolls and it is a good location that should attract many people. F. Bood stated for the record that when Weidele submitted the original development plot plan for the Revere Site, it was approved by Planning & Zoning with modifications; if it was approved without modifications they would not have been feasibly able to use the parking lot with tractor trailer access. F. Bood also stated that the agreed upon price for the sale of 50 Main Street, from what R. Weidele is expecting, is a larger sum back than the original purchase price of the Revere Site property. R. Gray stated that he cannot confirm if that is true. Discussion was held regarding the sum of the original purchase price for the Revere Site and it was noted that any cost accrued and/or brought on by the applicant are of no doing of this Commission. P. Ball, Economic Development Coordinator stated that R. Weidele is looking to use the money from the purchase of the Revere Site and use that as a down payment for 50 Main. Regarding the agreed price, P. Ball gave the Ray and Steve Weidele the appraised value of the building and they will discuss it amongst themselves and present an offer to the Board of Selectmen. J. Rabbitt stated that it is the Commission's role to determine if the 8-24 referral from the Board of Selectmen is consistent with the goals and objectives with the Town's Plan of Conservation and Development. It is not under the Commission's purview to discuss purchase price. D. Morrow made a motion, seconded by R. Farrugia that the potential sale of the Robert P. Jordan Center, located at 50 Main Street, Sterling, CT to Raymond Weidele is consistent with the Town's Plan of Conservation and Development. All voted in favor of the motion.

b. Discussion Regarding Draft Hazard Mitigation Plan Update, Coventry, RI: J. Rabbitt stated that it is a requirement for the State of Rhode Island that each individual community have a hazard mitigation plan; in Connecticut, it is done at the regional level, Northeastern Connecticut Council of Governments. The plan appears to be consistent with the requirements contained in Rhode Island as well as relatively consistent with parallel requirements contained in Connecticut. No issues noticed in the report as drafted. It does not require any formal action by the Commission; Rhode Island is required by their State Statutes to refer to all abutting municipalities.

c. Gibson Hill Road Traffic Calming: F. Bood stated that he has been approached by three (3) residents who live on Gibson Hill Road saying that folks are driving at high rates of speed. Culverts will be replaced this year and the paving completed next year. Discussion followed regarding different stop bar options to slow down speeders; such as, speed humps not bumps, curbing, pavement grinding, rumble strips, placing stop signs, signage, or tree planting on the side of the road. J. Rabbitt stated that this is not an easy situation to resolve and the area is not well policed. Office of the State Traffic Administration (OSTA) offers suggestions for traffic calming techniques; such as, raising the pavement, rumble strips in correlation with traffic signs, speed bumps (table tops), etc. F. Bood asked the Board of Selectmen to look at safety techniques and discuss this with the Town

Engineer before the road is paved next year. J. Rabbitt will send J. Gustavson links to email to the Commission.

d. Special Excavation Application for Louis Magiera of 1148 Plainfield Pike, LLC for Property Located at 1148 Plainfield Pike: The following correspondence was submitted into record: A referral from the Board of Selectmen, dated 7/10/2017 for an Excavation Application for 1148 Plainfield Pike, LLC for property located at 1148 Plainfield Pike for the removal of approximately 4,200 cubic yards of stockpiled gravel materials and minor grading of the site, a letter dated, 7/12/2017 from Normand Thibeault, Jr., P.E. of Killingly Engineering Associates, a zoning application, and Proposed Gravel Removal Operation plans dated May 2017. It was noted that the applicant would exit out onto Providence Road. J. Rabbitt stated that from a process standpoint, this is the first excavation application under the new zoning regulations. Applications come in to the Planning & Zoning Commission, they are then sent to the Board of Selectmen who has the regulatory authority to approve the application, they have sixty-five (65) days to approve it from tonight's meeting. The Commission can do a regulatory review and send comments to the Board of Selectmen. In the past, a public hearing was required and under the new regulations a public hearing is not required, but the Board of Selectmen can if they choose. The volume of the stockpile triggers the permit process. The Commission will make recommendations and send back to the Board of Selectmen. F. Bood made a motion, seconded by R. Farrugia that the Special Excavation Application for Louis Magiera of 1148 Plainfield Pike, LLC for property located at 1148 Plainfield Pike for the removal of approximately 4,200 cubic yards of stockpiled gravel materials and minor grading of the site are consistent with the Sterling's Zoning Regulations. All voted in favor of the motion.

e. Discussion Regarding Replacement of Sumola Bridge Located off of River Road: R. Gray stated that the bridge is located off of a dead end road. It is a single lane bridge and the I-beams that cross the river at the south end have rotted two/three (2/3) inches causing the bridge to settle. Don Aubrey, Town Engineer, received a quote in the amount of \$46,355 from U.S. Bridge for the bridge kit. The abutments are in pretty good shape, but D. Aubrey suggests that the abutments be chinked and the voids closed to keep the water from eroding behind the stone and a concrete cap placed on both abutments to raise the bridge. R. Gray stated that the weight limit has been reduced to five (5) ton and signs have been posted.

Audience of Comments: No comment.

Any Other Business:

a. Commission Workshop: The tape was turned off at 8:36 p.m. and the Commission entered into a workshop to discuss item a. Regulations and item b. The Plan of Conservation and Development. No motions or actions will be made during the workshop.

Adjournment: F. Bood made a motion, seconded by R. Farrugia to adjourn at 9:24 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary