

January 23, 2018

The Zoning Board of Appeals quarterly meeting was called to order at 6:30 p.m. by Stephen Offiler, ZBA Chairman. Other member's present-Stacy Abua, Robert Lassar, and Alternate Russell Dexter. Member's absent- Christine Farrugia, Diane LeDuc, Alternate Betsy Chamberland, and Alternate Lincoln Cooper.

Staff present-Russell Gray, Demian Sorrentino, and Joyce Gustavson.

Alternate R. Dexter was seated for D. LeDuc.

**Audience of Citizens:** No comment.

**Approval of Minutes:** R. Lassar made a motion, seconded by R. Dexter to approve the 8/22/2017 and 9/26/2017 public hearing minutes and the 9/26/2017 special meeting minutes as written and presented. All voted in favor of the motion.

**Unfinished Business:** None.

**New Business:**

**a. 12-13 Sterling Associates, LLC – Appeal of Official Notice of Violation & Order Issued by the Sterling Zoning Enforcement Officer on October 12, 2017 for Unpermitted Dumping of Potentially Hazardous Materials & Other Materials and Use of Property Without Requisite Permits in Violation of Sterling Zoning Regulations Sections 7.02 “Permit Required”, 7.03 “Zoning Permit Requirements”, and 7:04 “Site Plans”. Property Location: North Sterling Road, Sterling Assessor’s ID #06830-015-0012 and #06830-015-0013: Required Action: Receive Application and Schedule Requisite Public Hearing for February 27, 2018:** Chairman, S. Offiler read the Agenda call and turned the meeting over to D. Sorrentino, Zoning Enforcement Officer (ZEO). D. Sorrentino stated that no findings of fact or personal opinion will be discussed this evening, and explained that the appeal hearing will include: (1) a presentation of why the ZEO issued the Official Notice of Violation & Order; (2) the violator’s attorney will then counter the ZEO’s findings and make his arguments as to why the ZEO erred in his interpretation or application of the Zoning Regulations; and (3) the Board will decide whom is correct based on the evidence presented. The following documents were distributed to the Board members in attendance: (1) the Official Notice of Violation & Order from D. Sorrentino, dated 10/12/2017; (2) the Notice of Appeal of Official Notice of Violation & Order submitted by the Law Offices of David L. Weiss, dated 11/8/2017; (3) email correspondence between D. Sorrentino and Atty. Weiss, dated 11/20/2017, including a letter from the Law Offices of David L. Weiss, dated 11/20/2017 consenting to the application schedule as set forth in email correspondence and granting a 10-day time extension; and (4) a copy of Connecticut General Statutes, Chapter 124 – Zoning - Section 8-7 – "Appeals to Board. Hearings. Effective Date of Exceptions or Variances". D Sorrentino reviewed the administrative requirements of Section 8-7 with the Board, and advised the Board that a complete copy of the file, which contains additional documentation, was transmitted to the Board's recording secretary and is available for inspection by members at their convenience. R. Lassar made a motion to receive this appeal as application #ZBA-18-01A and schedule a public hearing on Tuesday, February 27, 2018 at 6:30 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco, CT. All voted in favor of the motion.

**b. Consider and Act on 2018 Schedule of Meetings:** R. Lassar made a motion, seconded by S. Abua to approve the 2018 Quarterly Meeting Scheduled as outlined. All voted in favor of the motion.

**c. Election of Officers:** S. Offiler asked for a motion to table this item to the next meeting when more Board members can be present. R. Lassar made a motion, seconded by R. Dexter to table this item to the next meeting. All voted on the motion.

**Any Other Business:** S. Offiler stated that he received an email, dated 1/22/2018 from Diane LeDuc resigning effective immediately from the Board due to changes in her work schedule and personal health issues leaving the position of co-chair vacant.

**Adjournment:** R. Lassan made a motion, seconded by R. Dexter to adjourn at 6:51 p.m. All voted in favor of the motion.

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

Attest: \_\_\_\_\_  
Christine Farrugia, Secretary