

August 21, 2018

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:35 p.m.

Roll was called: Frank Bood-present, Dana Morrow-present, Ross Farrugia-present, Chris Turner-absent, Caren Bailey-absent, Alternate Walter Moriarty-absent, Alternate Michael Rouillard-absent, Alternate Victoria Robinson-Lewis-present.

Alternate V. Robinson-Lewis was seated for C. Turner.

Staff present –Joyce Gustavson and Jamie Rabbitt.

Audience of Citizens: None.

Approval of Minutes: R. Farrugia made a motion, seconded by D. Morrow to approve the monthly meeting minutes of 7/17/2018 as written and presented. All voted in favor of the motion.

Correspondence: None.

Unfinished Business:

a. Discussion Regarding the Plan of Conservation and Development: J. Rabbitt reported that on Thursday, 8/16/2018 posters were put up and an email notice was sent out. The response has been fairly good with most of the responses coming within the first few days. Another email blast will be sent to residents next week and a couple of days before the close of the survey. The time frame for the survey is available 8/20/2018 through 9/7/2018. There were a couple of glitches in the survey and they have been addressed.

D. Morrow made a motion, seconded by R. Farrugia to add Application by Canterbury Realty, LLC, Ernest & Rebecca Collelo and Ernest Collelo for property located at 76, 92, and 94 Sterling Road for a Proposed Text Amendment to Excavation Permit Requirements to New Business, Item a. All voted in favor of the motion.

New Business:

a. Application #PZ-2018 by Canterbury Realty, LLC, Ernest & Rebecca Collelo and Ernest Collelo for property located at 76, 92, and 94 Sterling Road for a Proposed Text Amendment to Excavation Permit Requirements: J. Rabbitt reported that the application is for a text amendment and this is a legislative action by the Commission by State Statute and requires a public hearing. This is a proposed amendment to the language that would allow a property owner and/or gravel operator to do processing on a property that has received prior approvals for an excavation within the Town. Section 116.7 – Proposed Language – the applicant is proposing crushing and/or processing to occur in an area less than one thousand (1,000) feet from a residential structure if it is associated with the renewal or previously approved excavation, as approved under the zoning code or prior excavation ordinance operation that has not lapsed within the last ten (10) years. In such instances, the Board may grant setback reductions. The proposal as written is to amend the section associated with processing of material on site. The Commission has sixty-five (65) days to schedule the public hearing, thirty-five (35) days to close the public hearing, and once the hearing closes, sixty-five (65) days to make a decision. The applicant can consent to extensions of the hearing to provide additional information or testimony. D. Morrow made a motion seconded by V. Robinson-Lewis to accept application #PZ-2018 by Canterbury Realty, LLC, Ernest & Rebecca Collelo and Ernest Collelo for property located at 76, 92, and 94 Sterling Road for a Proposed Text Amendment to Excavation Permit Requirements and to schedule a public hearing on September 18, 2018 at 7:30 p.m. in Room #15 at the Sterling Municipal Building, 1183 Plainfield Pike, Oneco, CT. All voted in favor of the motion.

Audience of Comments: None.

Any Other Business:

Commission Workshop – Roles, Responsibilities, Policies and Procedures: R. Farrugia made a motion, seconded by V. Robinson-Lewis to enter into a workshop. The tape was turned off at 7:50 p.m. and the Commission entered a workshop to discuss roles, responsibilities, policies and procedures. The tape was turned back on at 8:23 p.m. No motions or actions will be made during the workshop training.

Adjournment: V. Robinson-Lewis made a motion, seconded by R. Farrugia to adjourn at 8:23 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary