

April 16, 2019

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:34 p.m.

Roll was called: Frank Bood-present, Dana Morrow-absent, Ross Farrugia-present, Victoria Robinson-Lewis-absent, Caren Bailey-absent, Alternate Michael Rouillard-absent, and Alternate Kim Smith-Barnett-present.

Alternate K. Smith-Barnett was seated for V. Robinson-Lewis.

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

Audience of Citizens: No comment.

Approval of Minutes: R. Farrugia made a motion, seconded by F. Bood to approve the monthly meeting minutes of 3/19/2019 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 stated that this is ongoing. R. Farrugia made a motion, seconded by K. Smith-Barnett to table this item to the next meeting. All voted in favor of the motion.

New Business:

a. Discussion Regarding Medi-Pods: F. Bood stated that Medi-Pods are tiny homes for older, ailing people. R. Farrugia made a motion, seconded by K. Smith-Barnett to table this item to the next meeting. All voted in favor of the motion.

b. 8-24 Referral for Consideration for Exercising Right of Reversion for 390 Sterling Road – (aka Revere Site, Parcel B – Assessor’s Map 001SC-017-187A): The following correspondence was submitted into record: A referral from the Board of Selectmen (BOS) dated 4/4/2019 for review of property located at 390 Sterling Road (aka Revere Site, Parcel B). The BOS approved the referral request dated 3/28/2019 by the Economic Development Commission (EDC). Raymond and Steven Weidele, owners of 390 Sterling Road informed the EDC of their intention of selling the property. The Town of Sterling has a first right of purchase as stated in the Quit Claim Deed. The EDC believes it is in the best interest of the Town to purchase the property for \$64,000, the price paid in 2013. F. Bood stated that approximately six (6) years ago the Town owned a piece of property in front of the ballpark and sold Parcel B to the Weidele’s for their potential future growth and building that they were going to build to expand their business. As stated in the five (5) year Agreement and Quitclaim Deed, if the Weidele’s did not build, their “Restaurant Build”, the Town has the right to exercise the Reversion Notice. In 2018 there was an extension on the five (5) year agreement and Weidele’s have agreed to allow the Town to purchase the parcel if the Town wants to and the Town wants to. J. Rabbitt stated that under an 8-24 of Connecticut State Statute, when the (BOS)/Town is looking to purchase, lease, or offer for sale any property, the Statute requires the BOS to refer to the Planning and Zoning Commission for a determination on whether or not the Commission feels it is consistent with the Town’s Plan of Conservation and Development (POCD). It is the consensus of the Planning and Zoning Commission that buying back property located at 390 Sterling Road (aka Revere Site, Parcel B) remains consistent with the goals and objectives of the Town’s POCD, therefore, it is the opinion of the Commission that no further action is needed.

Audience of Comments: No comment.

Any Other Business:

a. Commission Workshop – Roles, Responsibilities, Policies and Procedures: R. Farrugia made a motion, seconded by K. Smith-Barnett to table this item to the next meeting. All voted in favor of the motion.

Adjournment: K. Smith-Barnett made a motion, seconded by R. Farrugia, to adjourn at 7:40 p.m. All voted in favor of the motion.

Attest: _____
Joyce Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary