

March 15, 2021

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:40 p.m.

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

No alternates were seated.

Staff present- Link Cooper, Jamie Rabbitt, and Patricia Ball.

Also present – Jack Joslyn.

Audience Comments: None

Approval of Minutes: V. Robinson-Lewis, made a motion, seconded by D. Morrow to approve the monthly meeting minutes of 2/16/2021 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 the 2020 Census data has not been released, and there has been no official communication on when this data will be available. There are other federal and state databases available with similar data, but each contains different numbers. Due to the discrepancies in numbers presented in the other data sources, J. Rabbitt stated it is in the best interest of the town to incorporate the actual 2010 numbers; the 2010 Plan of Conservation and Development used estimates in some instances. He will also use the other available sources of data, using his judgement, that would provide the greatest benefit to the town’s current plan.

New Business:

a. Discussion regarding Sterling Zoning Regulations, Article VI - Use Regulations – Section 6.01 -

Well and Septic System Locations: Chairman Bood stated he added this discussion to the agenda to bring to the commission members’ attention why regulations this commission reviews or adopts is in the best interest of the town. He further explained he attended the Sterling Inland Wetland and Watercourses Commission meeting and was reminded how property owners may be affected by locations of well and septic systems and how these placements could affect other properties. With the adoption of the 200 square foot x 200 square foot size lot, the required spacing for both well and septic should not be an issue, but he wanted to remind the members that the town has over 1,000 non-conforming older lots. Placement of well and septic systems could potentially affect neighboring property if future development was intended. The discussion was to remind members of the overarching responsibility to promote the best land use for the town and its property owners.

Audience Comments: None.

Any Other Business:

a. Commission Workshop – Roles, Responsibilities, Policies and Procedures: Commission member J. Angelone stated he was able to attend the virtual land use conference. He commented it was very informative and much information was discussed regarding the state’s land use regulations. He thanked the members for recommending he attend as the session was very helpful for new members of the Planning and Zoning Commission.

Executive Session to Discuss 177 Gibson Hill Road – aka- Gibson Park, LLC: Commission chose not to go into executive session.

Adjournment: D. Morrow made a motion, seconded by V. Robinson-Lewis, to adjourn at 8:17 p.m. All voted in favor of the motion.

Attest: _____
Patricia Ball, Recording Secretary

Attest: _____
Dana Morrow, Secretary