

July 19, 2021

**Call to Order:** The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:30 p.m.

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

Staff present- Link Cooper and Patricia Ball.

Also present-Harry Heller, Peter Thurlow, and David McKay.

**Audience Comments:** None

**Approval of Minutes:** R. Farrugia, made a motion, seconded by V. Robinson-Lewis to approve the monthly meeting minutes of 5/17/2021 as written and presented. All voted in favor of the motion.

**Correspondence:** None.

**Unfinished Business:**

**a. Discussion Regarding the Plan of Conservation and Development:** D. Morrow made a motion, seconded by R. Farrugia to table this discussion. All voted in favor of the motion.

**New Business:**

**a. Application by Peter Thurlow of Hilltop Contractors, LLC for Alteration to Existing Subdivision Property Lines for Property Located at 211 and 205 Valley View Road:** The following was submitted into record: Zoning Permit Application by Peter Thurlow of Hilltop Contractors, LLC for alteration to existing subdivision property lines; Property Survey Showing Proposed Boundary Line Adjustment, prepared for Hilltop Contractors, LLC, by Provost & Rovero, Inc., and a copy of the legal description of the DSD Right of Way to be Released to Hilltop Contractors, LLC along with a copy of the deed that will be recorded once approval for the modification is received by the commission. P. Thurlow presented to the Commission a plan dated July 14, 2021. Chairman Bood stated he received guidance from the town attorney and this change makes the lot more conforming and allows use of the lot as intended. No building permit will be issued until the deed has been recorded. R. Farrugia, made a motion, seconded by D. Morrow to approve the application as #PZ-21-01 by Peter Thurlow of Hilltop Contractors, LLC for property located at 211 (Map 04415-008-009H) and 205 (Map 00415-008-009I) Valley View Road for an alteration to existing subdivision property lines as referenced in the Property Survey Showing Proposed Boundary Line Adjustment, Prepared for Hilltop Contractors, LLC, consisting of one (1) sheet dated 5/7/2021 and a copy of the legal description of the DSD Right of Way for the change to this subdivision and to allow the issuance of a building permit once the deed has been recorded. All voted in favor of the motion.

**b. Special Excavation Application by American Industries, Inc. for Property Located at 609 Sterling Road (Owner: Grace Harriot Roberts) Map 03830, Block 022, Lot 0102:** The following was submitted into record: A complete application including Proposed Gravel Excavation Site Plans Prepared for American Industries, Inc., 609 Sterling Road, (CT Route 14), Sterling, CT, Parcel ID #03830/022/0102, January 2020, Revision "A" 4-9-2020, Revision "B" 4-24-2020, and Revision "C" 8-28-2020, consisting of seventeen (17) sheets, notification to abutters, a Stormwater Management Report dated January 2020 with a revision date of April 2020, and correspondence from Heller, Heller & McCoy dated 6/29/2021. Harry Heller of Heller, Heller & McCoy stated that he is representing American Industries, Inc. for property owned by Grace Harriot Roberts. The proposed project is for the excavation and removal of 897,200 +/- cubic yards of structural earth product material, with the excavation to be accomplished in six (6) phases. It is anticipated that the total duration of the project will be seven (7) years, with the current application seeking a five (5) year excavation permit under the Town of Sterling Excavation Ordinance. The site is bifurcated by the former railroad bed which bisects the property in a general northwest to southeast orientation as depicted on the above referenced plan. The 21.4 acre proposed excavation site is located entirely on "Subject Parcel #2". Access to the excavation site is contemplated by virtue of the improvement of an existing gravel drive over and across "Subject Parcel #1" which will cross the former railroad bed in the location of the existing deeded easement which was reserved in a deed from Nancy Perkins and Albert M. Perkins to The Hartford, Providence, and Fishkill Railroad Company. The access road to Subject Parcel #2 will then proceed across an existing wetland crossing which will be structurally and hydraulically improved in order to access the excavation site. All regulated activities involved in rehabilitating and improving the access road to the excavation site and conducting the excavation as contemplated by the site development plan were permitted by action of the Town of Sterling Inland and Wetland Watercourses Commission at its regularly scheduled meeting of August 27, 2020. R. Farrugia, made a motion, seconded by V. Robinson-Lewis to refer the excavation application to the Board of Selectman. All voted in favor of the motion.

**Audience Comments:** None

**Any Other Business:**

**a. Commission Workshop – Roles, Responsibilities, Policies and Procedures:** Chairman Bood tabled this discussion.

V. Robinson-Lewis made a motion, seconded by D. Morrow, to add to the agenda a discussion of the Revere site. All voted in favor of the motion.

**b. Revere Site:** Chairman Bood stated he attended the Economic Development Commission's monthly meeting and believes the two commissions should meet to discuss the potential future development of the Revere Site. He will reach out to the coordinator to invite the members to the next Planning and Zoning meeting to be held Monday, August 16, 2021 at 7:30 p.m.

**Executive Session to Discuss 177 Gibson Hill Road – aka- Gibson Park, LLC:** R. Farrugia, made a motion, seconded by D. Morrow to enter executive session to discuss 177 Gibson Hill Road. All voted in favor of the motion.

Entered executive session at 8:17 p.m. and left executive session at 8:30 p.m.

There were no votes taken during executive session.

**Adjournment:** R. Farrugia made a motion, seconded by D. Morrow, to adjourn at 8:31 p.m. All voted in favor of the motion.

Attest: \_\_\_\_\_  
Patricia Ball, Recording Secretary

Attest: \_\_\_\_\_  
Dana Morrow, Secretary