

March 21, 2022

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, Alternate John Angelone-present, Alternate Jon Turban-absent, and Alternate Kim Smith-Barnett-absent.

Staff present- Link Cooper, Jack Joslyn, Susanne Tetreault, and Joyce Gustavson.

Also present-Jason McLevy.

Audience Comments: None.

Approval of Minutes: Victoria Robinson-Lewis made a motion, seconded by R. Farrugia to approve the monthly meeting minutes of 11/15/2021 as written and presented. All voted in favor of the motion.

Correspondence: F. Bood submitted for the record the following correspondence: **1)** A letter from Carlos Wimberly, Special Services Section Manager, Bureau of Highway Operations of the State of Connecticut, Department of Transportation dated 11/17/2021 regarding the Proposed Gravel Excavation for American Industries, Inc., 609 Sterling Road/Route 14. **2)** Two (2) letters from Carlos Wimberly, Special Services Section Manager, Bureau of Highway Operations of the State of Connecticut, Department of Transportation dated 1/21/2022 and 2/23/2022, regarding Site Plan for Tina Rowe & Michael Larcher. **3)** A letter from G. Scott Shepherd, Site Development Specialist II, of SBA Communications Corporation dated 1/10/2022 regrading Notice of Exempt Modification for property located at 419 Ekonk Hill Road (copies on file).

a. Discussion Regarding Plan of Conservation and Development: No update is available as J. Rabbitt was not able to attend tonight's meeting. He is working on conceptual active/passive recreational uses and shall present the conceptual plans at the next scheduled meeting so we can be ready for grant funding when it becomes available. If changes are not ready for the April meeting, the Commission will make changes and submit the Plan to Office of Personnel Management (OPM). No motion was made to table this item.

New Business:

a. Special Excavation Application for Adler Brothers Construction Inc. for Property Located at 0 Jencks Road: The excavation application for Jencks Road was previously approved by the Town. The parcel is 49 acres in size and its only access to the excavation site is (5 acres in size) from Rhode Island. D. Morrow made a motion, seconded by R. Farrugia to refer the Special Excavation Application for Adler Brothers Construction, Inc. for property located at 0 Jencks Road to the Board of Selectmen and to staff for review. All voted in favor of the motion.

b. Discussion Regarding New Cannabis Regulations as it Pertains to the Town: F. Bood reported that the Planning and Zoning Commission can work with the Board of Selectmen in developing a "Host Town Agreement". Discussion was held regarding the three (3) percent municipal sales tax that will be administered through the State of Connecticut, Department of Revenue Services (DRS). Some other factors should include safety and location of the retail store. The Board of Selectmen may want to consider a moratorium. Further discussion regarding new cannabis regulations shall continue at the April meeting.

c. Discussion Regarding Moving Alternate Member to Fill Vacancy: V. Robinson-Lewis made a motion, seconded by D. Morrow to recommend to the Board of Selectmen to move alternate John Angelone to a regular member. All voted in favor.

Audience Comments: None.

Any Other Business To Come Before the Planning & Zoning Commission: Discussion was held regarding people living in campers.

a. Commission Workshop-Roles, Responsibilities, Policies and Procedures. D. Morrow would like the Commission to break down the Workshop into the following three (3) categories: 1) Roles of each Commission member; 2) Responsibilities of Commission members; and 3) Policies and Procedures. D. Morrow made a motion, seconded by V. Robinson-Lewis to table this item to the next meeting. All voted in favor of the motion.

Executive Session to Discuss 177 Gibson Hill Road – AKA- Gibson Park, LLC: F. Bood reported that the Commission does not need to go into executive session. Commission members asked what we are doing regarding the campground. F. Bood asked L. Cooper to reach out to Town Counsel for clarification regarding the change in owner but not technically the legal owner of that property. The bank owned the property during the ligation and the bank was sued along with the LLC. Today the bank still owns it, but someone else other than the LLC owns the campground.

Adjournment: V. Robinson-Lewis made a motion, seconded by R. Farrugia to adjourn at 8:34 pm. All voted in favor of the motion.

Attest: _____
Joyce Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary