

April 18, 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, John Angelone-present, Kim Smith Barnett-present, Alternate Jon Turban – absent.

Staff present – Link Cooper, Susanne Tetreault

Audience Comments: None

Approval of Minutes: V. Lewis made a motion, seconded by D. Morrow to approve the monthly meeting minutes of 3/21/2022 as written and presented. All voted in favor of the motion.

Correspondence: F. Bood submitted for the record the following correspondence: A letter from Carlos Wimberly, Special Services Section Manager, Bureau of Highway Operations of the State of Connecticut, Department of Transportation dated 4/4/2022 regarding site plan for Tine Rowe & Michael Larcher (copies on file).

V. Lewis made a motion, seconded by J. Angelone to move New Business items a., b., and c., ahead of unfinished business. All voted in favor of the motion.

New Business:

a. Land Use Training (Section 9 of Public Act No. 21-29) J. Rabbitt explained on and after January 1, 2023, each member of a PZC, PC, or ZBA shall complete at least four hours of training. Those in office on 1/1/2023 must complete four hours by 1/1/2024 and every other year thereafter. Those taking office after 1/1/2023, must complete four hours training no later than one year after taking office and every year thereafter. Training content, reporting and Certification of Municipal Zoning Enforcement Officers was also outlined.

b. Affordable Housing Plan (Connecticut General Statute, Title 8, Chapter 126a, 8-30j) Also reviewed was information on CGS 8-30j stating that it is to be amended to provide that not later than 6/1/2022, each town shall prepare or amend or adopt an affordable housing plan. A Commission needs to be formed to evaluate policies related to land use, housing affordability and infrastructure. Commission shall submit reports no later than 1/1/2022 and 1/1/2023 regarding various issues. Also discussed were Extensions of Municipal Land Use Approvals 21-163, approvals granted prior to 7/1/2011, and Public Act 21-34 approvals granted on or after 7/1/2011.

c. Accessory Dwelling Units (Substitute House Bill 6107-Public Act No. 21-29) Discussion was held regarding the significant provisions contained in Public Act 21-29. Further discussion regard Public Act No 21-29 will continue at the May meeting.

Unfinished Business

a. Discussion Regarding Plan of Conservation and Development – J. Rabbitt will be reviewing the updated POCD with F. Bood in the next two weeks. A Public Hearing will be held on May 16th, 2022 at 7:00 P.M. to vote on revised Plan of Conservation and Development.

b. Discussion Regarding New Cannabis Regulations as it Pertains to the Town (Senate Bill 1021).

Selectmen have discussed putting a non-binding Opinion Poll on the referendum to see where the Town stands with the New Cannabis Regulations.

Audience Comments: None

Any Other Business to Come Before the Planning & Zoning Commission: None

a. Commission Workshop-Roles, Responsibilities, Policies and Procedures: D. Morrow made a motion, seconded by R. Farrugia to table Commission Workshop-Workshop-Roles, Responsibilities, Policies and Procedures. All voted in favor of the motion.

b. 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.

c. Adjournment: V. Robinson-Lewis made a motion, seconded by R. Farrugia to adjourn at 9:30pm. All voted in favor.

Susanne Tetreault – Recording Secretary