

July 25, 2022

Call to Order: The special meeting of the Sterling Planning and Zoning Commission was called to order at 7:37 p.m.

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

Staff present-Link Cooper and Joyce Gustavson.

Audience Comments: None.

Approval of Minutes: Victoria Robinson-Lewis made a motion, seconded by R. Farrugia to approve the public hearing minutes and the monthly meeting minutes of 5/16/2022 as written and presented. All voted in favor of the motion.

Correspondence: F. Bood reported that he received an email from L. Cooper from Debra McCarthy of the Office of Policy and Management (OPM) dated 7/22/2022 regarding Sterling's Affordable Housing Plan. Section 12 of Public Act 21-29 requires municipalities to adopt affordable housing plans by 6/1/2022 and submit copies of the adopted plans to OPM. F. Bood suggested the Town write a letter stating that we are working on an Affordable Housing Plan. Discussion was held and it was noted that the Town can develop an Affordable Housing Plan, but we cannot comply. F. Bood suggested that we contact the Town of Union and reach out to the Northeastern Connecticut Council of Governments (NECCOG).

Unfinished Business:

a. Discussion Regarding Plan of Conservation and Development: J. Gustavson reported that the Town is waiting on comments from OPM. V. Robinson-Lewis made a motion, second by R. Farrugia to table this item to the next meeting. All voted in favor of the motion.

b. Discussion Regarding New Cannabis Regulations as it Pertains to the Town (Senate Bill 1201): F. Bood reported that Jamie Rabbitt sent out draft Cannabis Regulations for the Commission to review and asked if everyone understands what a micro-cultivator, cultivator, and retail application is and how they differ? Commission members shall review the draft Cannabis Regulations to discuss at the August meeting and possibly schedule a public hearing in September. Discussion was held if any other item should be added for discussion to the public hearing notice. V. Robinson-Lewis would like the Board of Selectmen to consider adopting a Blight Ordinance. A lengthy discussion was held on whether the Commission should move forward with a Blight Ordinance. V. Robinson-Lewis made a motion, second by R. Farrugia to table this item to the next meeting. All voted in favor of the motion.

c. Land Use Training (Section 9 of Public Act No. 21-29): No new information. V. Robinson-Lewis made a motion, seconded by R. Farrugia to table this item to the next meeting. All voted in favor of the motion.

d. Affordable Housing Plan (Connecticut General Statute, Title 8, Chapter 126a, § 8-30j): An email from OPM was discussed earlier tonight under correspondence. It is the consensus of the Commission to have staff copy and paste language from another town to send to the OPM. R. Farrugia made a motion, seconded by R. Farrugia to table to the next meeting. All voted in favor of the motion.

e. Accessory Dwelling Units (Substitute House Bill 6107-Public Act No. 21-29): Discussion was held on tweaking the square footage on the housing plan. R. Farrugia made a motion, seconded by D. Morrow to table this item to the next meeting. All voted in favor of the motion.

New Business:

a. Special Excavation Application by Charles Corson, Jr. for Property Located at 131 Church Street, Map 03828, Block 024, Map 0024: The following was submitted into record: A complete application including Proposed Gravel Excavation Site Plans Prepared for Charles W. Corson, Jr., 131 Church Street, Sterling, CT, Parcel ID #03838/024/0024, dated April 21, 2022, Revised June 24, 2022 consisting of six (6) sheets, notification to abutters, correspondence from Daniel Blanchette, PE of J&D Civil Engineers, LLC, dated 7/7/2022, Improvement Location and Topographic Survey "Overall Grading Plan" Prepared for Copar Quarries of Lisbon, LLC for property located at 131 Church Street, Sterling, CT dated September 2012, submitted by F. Bood. F. Bood read the letter and email from D. Blanchette into the minutes (copies on file). F. Bood stated that this property has been in existence for a long time and after reviewing the records, he has counted six (6) applications since 2012. In the previous approval, there were four (4) key issues that were addressed; 1) Tree barrier on the bottom right hand side which abuts the row housing along the pond to deflects noise; 2) The grade is a very dangerous slope which triggered fencing; 3) The other trees at the top were for the buffer zone for residences; and 4) Secondary emergency access to the school. F. Bood stated that the area of excavation is 7.5 acres and the total area of the property is 11.8 acres. Discussion was held regarding the runoff into the pond. V. Robinson-Lewis made a motion, seconded by R. Farrugia to refer the excavation application to the Board of Selectmen with the notes that were expressed. All voted in favor of the motion.

Audience Comments: None.

Any Other Business To Come Before the Planning & Zoning Commission

a. Commission Workshop:

1. Roles of Commission Members
2. Responsibilities
3. Policies and Procedures

V. Robinson-Lewis made a motion, seconded by R. Farrugia to table all Commission Workshop items 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 executive session is not needed tonight.

Adjournment: V. Robinson-Lewis made a motion, seconded by D. Morrow to adjourn at 8:31 pm. All voted in favor of the motion.

Attest: _____
Joyce Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary