

**STERLING PLANNING AND ZONING COMMISSION  
MONTHLY MEETING  
STERLING MUNICIPAL BUILDING  
1183 PLAINFIELD PIKE, ONECO, CT  
MONDAY, AUGUST 15, 2022  
TIME: 7:30 P.M. – ROOM #15  
AGENDA**

- I. CALL TO ORDER – ROLL CALL
- II. SEAT ALTERNATES
- III. AUDIENCE COMMENTS
- IV. APPROVAL OF MINUTES
- V. CORRESPONDENCE
- VI. UNFINISHED BUSINESS
  - a. Discussion Regarding Plan of Conservation and Development
  - b. Discussion Regarding New Cannabis Regulations as it Pertains to the Town (Senate Bill 1201)
  - c. Land Use Training (Section 9 of Public Act No. 21-29)
  - d. Affordable Housing Plan (Connecticut General Statute, Title 8, Chapter 126a, § 8 – 30j)
  - e. Accessory Dwelling Units (Substitute House Bill 6107 – Public Act No. 21-29)
- VII. NEW BUSINESS
- VIII. AUDIENCE COMMENTS
- IX. ANY OTHER BUSINESS TO COME BEFORE THE PLANNING & ZONING COMMISSION
  - a. Commission Workshop:
    - 1) Roles of Commission Members
    - 2) Responsibilities
    - 3) Policies and Procedures
- X. EXECUTIVE SESSION TO DISCUSS 177 GIBSON HILL ROAD – aka – GIBSON PARK, LLC
- XI. ADJOURNMENT