

September 19, 2022

**Call to Order:** The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:34 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-absent, and Alternate Kim Smith-Barnett-absent.

Staff present-Jamie Rabbitt and Joyce Gustavson.

Also present-Normand Thibeault, Jr., Ernest Cotnoir, Howard Haggett, and Ron and Lynn Desjardins.

**Audience Comments:** None.

**Approval of Minutes:** D. Morrow made a motion, seconded by R. Farrugia to approve the monthly meeting minutes of 8/15/2022 as written and presented. All voted in favor of the motion.

**Correspondence:** None.

V. Robinson-Lewis made a motion, seconded by D. Morrow to move New Business items a. and b. ahead of Unfinished Business. All voted in favor of the motion.

**New Business:**

**a. Re-Subdivision Application by Howard Haggett for Property Located on 0 Valley View Road:** The following was submitted into record: Subdivision Application and Re-subdivision Map Prepared for Howard Haggett, Valley View Road, Sterling, Connecticut, (Map 04415, Block 001, Lot 0010) Prepared by Killingly Engineering Associates, abutter mail receipts, a request for waivers, and a letter dated 3/27/2013 from University of Connecticut, State Museum of Natural History Archaeology Center addressed to Normand Thibeault regarding the single family residential unit. Normand Thibeault of Killingly Engineering Associates is here tonight representing the applicant, Howard Haggett, along with Ernest Cotnoir, legal representation. The total re-subdivided parcel is 4.9 acres and will be used as a single-family residence with a garage. There is an existing driveway. The septic system has been approved by the Northeast District Department of Health. This parcel was shown as remaining land on the 2002 Everson Subdivision and subdivision approval is required to create a building lot. The land was owned by Graeme Everson who presplit then later subdivided the parcel. The suggested open space calculation is 1.03 acres for Lot 1, 1.21 acres for Lot 2, and 4.9 +/- acres for Lot 3 for a total of 7.14 acres. Fifteen (15) percent of the 7.14 acres is required for conservation/open space. J. Rabbitt stated that the Planning and Zoning Commission can ask for an appraisal of the land and up to ten (10) percent of the purchase price. Historic payments for fee-in-lieu of open space ranges between \$3,000 and \$3,500. The Commission needs a reasonable proposal for the value of the land. V. Robinson-Lewis made a motion, seconded by D. Morrow to accept this as P&Z Application #2022-01 and schedule a public hearing for Monday, 10/17/2022 at 7:00 p.m. All voted in favor of the motion.

**b. Special Excavation Application by Charles Corson, III, Executor of the Estate for Property Located at 131 Church Street, Map 03838, Block 024, Map 0024:** The following was submitted into record: a complete application including Proposed Gravel Excavation Site Plans Prepared for Charles W. Corson, III, Executor of the Estate of Charles W. Corson, Jr, for Property Located at 131 Church Street, Sterling, CT, Parcel ID #03838/024/0024 dated 4/21/2022, Revised 9/8/2022, Prepared by J&D Civil Engineers, LLC, abutter mail receipts, correspondence from J&D Civil Engineers, dated 9/6/2022 and 9/8/2022, and Fiduciary's Probate Certificate. J. Rabbitt stated that the Special Excavation Application is submitted for 131 Church Street. This parcel is subject to multiple applications submitted over the years. The applicant is looking for site plan approval for partial excavation and partial remediation. The intent of the applicant, once the excavation is finished, is to possibly obtain a permit for a multifamily development such as condos or 55+ community, but this has not been determined. F. Bood stated that the grade is very dangerous slope, and this shall require fencing on the westerly side of the property, and buffer trees should be planted around the Northeast corner to shelter the row housing from noise and dust. Staff could also advise the Board of Selectmen on hours of operation and provisions for blasting. V. Robinson-Lewis made a motion, seconded D. Morrow to refer the special excavation application to the Board of Selectmen with the notes that were expressed and for staff to review and send comments to the town engineer. All voted in favor of the motion.

**Unfinished Business:**

**a. Discussion Regarding Plan of Conservation and Development:** J. Rabbitt stated that we are waiting for the Office of Policy and Management (OPM) to review the application. 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.

**b. Discussion Regarding New Cannabis Regulations as it Pertains to the Town (Senate Bill 1201):** J. Rabbitt stated that he updated the draft Cannabis Regulations (dated 9/19/2022) and distributed to the Commission for review. J. Rabbitt noted that most of the changes were made under the section - Separation Requirements, specific to location. V. Robinson-Lewis made a motion, seconded by D. Morrow to table this item to the next agenda and add Cannabis Regulations to the Public Hearing notice scheduled for Monday, 10/17/2022 as PZC 2022-01A to consider the adoption of proposed cannabis regulations associated with the retail sale and manufacturing of cannabis products to the Sterling Planning & Zoning Commission, Zoning Regulations as Item II. 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 D. Morrow 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):** J. Rabbitt stated that we can keep what we currently have in the Planning and Zoning Regulations, or he can look at the regulations and modify them. Discussion was held. It was the consensus of the Planning and Zoning Commission to have J. Rabbitt amend the language to be consistent with the Affordable Housing Plan under Section 6.04 Accessory Apartments in the current Sterling Planning and Zoning Commission Zoning Regulations. V. Robinson-Lewis made a motion, seconded by D. Morrow 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):** V. Robinson-Lewis made a motion, seconded by D. Morrow to table this item to the next meeting. 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**

D. Morrow made a motion, seconded by V. Robinson-Lewis to table all Commission Workshop items to the next meeting. All voted in favor of the motion.

**Adjournment:** V. Robinson-Lewis made a motion, seconded by R. Farrugia to adjourn at 8:35 pm. All voted in favor of the motion.

Attest: \_\_\_\_\_  
Joyce Gustavson, Recording Secretary

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