

January 26, 2023

Call to Order: The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 6:02 pm by Jen Mossner.

Other members present: James Hawkins Jr, Kimberly Gunn, Brad Herman, Robert McLevy.

Members absent: Roger Gibson, Richard McGarry.

Staff present: J. Theroux

Others present: Audience of Citizens: Victoria Robinson, Howard Willis

Approval of Minutes: J. Mossner made a motion to approve the monthly meeting minutes of November 17, 2022 seconded by B. Herman. All voted in favor of the motion.

Correspondence: J. Theroux passed out a flier from the CT Land Use Law Commission about a webinar. S. Tetreault has an electronic copy of the pamphlet and will distribute it by email. J. Theroux stated that the Town of Sterling will pay for the fee for anyone on the commission that would like to attend.

New Business: An Application IW-23-01 by Morello Properties, LLC-797 Margaret Henry Rd (Map 3276-010-013C). Consulting firm was not present. Proposed condo development more so recognized as "JASCOT" application was previously approved. They were granted a permit in 2004 or 2005 but it expired. It has 4 different condos, access drive and septic system. The majority of the proposed activity is in the upland review area established already, specifically the dumpster pad and access driveway. R. McLevy asked a question about the shared driveway easement with Dewiaryanto Faisal property that is landlocked. Landowners agreed to a shared driveway when the original property was divided up into different lots. J. Mossner asked if the application was complete. J. Theroux responded yes. V. Robinson from the audience stated there is a discrepancy in the distance of the existing footprint of the building compared to the map from 2004 - 2005. It was 75 ft and now it is shown as 100 ft on the map (Map 3276-010-013C). V. Robinson showed a picture of the old map on her phone, J. Theroux took the old map information from her phone. The committee members J. Mossner, B. Herman, R. McLevy and staff member J. Theroux are going to walk the site on Monday, January 30, 2023 at 4:30 to determine which map is correct. All members will be notified by email. S. Tetreault will send the email about the site walk time. J. Theroux will speak with the project engineer David Held. V. Robinson stated the plan that she showed was approved but nothing was built and it expired. Footprint of existing Unit #1 not consistent w/old plan. R. McLevy made a motion to review and table application until the next scheduled meeting, seconded by J. Hawkins. All voted in favor of the motion.

Agents Report:

1. Violations: None

2. Wetland Area sign: Sample was passed around to all the members. R. McLevy stated the post should be metal or trees, not pressure treated wood since it does not last for very many years. It was suggested that samples of the post be brought to the next meeting.

Any Other Business to Come Before the Commission: R. McLevy distributed his letter of resignation that he submitted to the 1st Selectman.

Adjournment: R. McLevy made the motion to adjourn, seconded by B. Herman to adjourn at 6:30 pm. All voted in favor of the motion.

Attest: *Erika K Lorange*

Erika K. Lorange Recording Secretary