

**Town of Sterling  
Planning and Zoning Commission  
Public Hearing Minutes  
Monday, August 21 @ 7pm  
Town Hall, Room #15**

**Present:** Frank Bood, Ross Farrugia, Dana Morrow, John Angelone, Jon Turban

**Alternate Members Present:** Jason McLevy, Theresa Cavalier

**Alternate Members Absent:** Kim Smith-Barnett

Public in Audience

F. Bood called the hearing to order at 7:30pm. The Pledge of Allegiance was honored.  
J. McLevy was moved to a regular member seat.

**1. PZC proposal to amend the Town's Zoning Regulations as follows:**

**-Remove all regulations relating to Age Restricted Housing Opportunity District**

**-Make various amendments to regulations involving permits for excavation**

**-Make various amendments to regulations involving site plan requirements**

R. Farrugia made a motion to close the public hearing. J. McLevy seconded the motion. Motion carried 6-0.

**2. PZC proposal to amend various sections of the Town's Subdivision Regulations regarding flood protection. The amendments are needed to comply with current state and federal requirements to participate in the federal flood insurance program.**

R. Farrugia made a motion to close the public hearing. J. McLevy seconded the motion. Motion carried 6-0.

**3. Application for text amendment by Fred laFrate to Section 4.02.C (minimum building area) of the Zoning Regulations.**

Dave Held from Provost & Rovero presented on behalf of the applicant.

D. Morrow made a motion to close the public hearing. J. McLevy seconded the motion. Motion carried 6-0.

**4. Application for text amendments by Fred A. laFrate to Section 3.5 (buildable area) and 10.2.4 (lot lines and shape) of the Subdivision Regulations.**

Dave Held from Provost & Rovero presented on behalf of the applicant.

D. Morrow made a motion to close the public hearing. R. Farrugia seconded the motion. Motion carried 6-0.

**Regular Meeting**

**I. Call to Order:** F. Bood called the meeting to order at 7:40pm.

**II. Seat Alternates:** J. McLevy was seated as a regular member.

**III. Pledge of Allegiance:** All stood to honor the Pledge of Allegiance.

**IV. Audience Comments:** None

- V. Approval Of Minutes:** D. Morrow made a motion to accept the 7/17/2023 minutes with corrections: Member Dana Morrow was spelled incorrectly. R. Farrugia seconded the motion with changes. Motion carried 6-0. D. Morrow made a motion to accept the minutes of 8/14/2023 as accepted. R. Farrugia seconded the motion. Motion carried 6-0.

- VI.** Resignation accepted from member Victoria Robinson-Lewis. She was recently hired as the ZEO in Town.  
Letter accepted from the Board of Selectmen appointing Theresa Cavalier as an alternate member to the commission with a term expiring 12-01-2023.  
Letter accepted from the Board of Selectmen moving Jon Turban from an alternate member to a regular member with a term expiring 12/01/2023.

**VII. Unfinished Business**

Jason McLevy and Ross Farrugia recused themselves for item a. Theresa Cavalier was seated as regular member for this item.

**a. 8-24 Referral for the potential sale of Lot 13, 19 Industrial Park Rd.:**

An offer has been made to purchase this lot for the sum of \$42,000. The Board of Selectmen has voted to accept the offer subject to review and report of this commission. If no report is given, it will be assumed in favor of.

Jeff Joslyn currently owns two lots and needs more room for storage. Acquiring a third lot would allow the construction of a building for storage.

D. Morrow made a motion to refer a favorable report for this project. J. Angelone seconded the motion. Motion carried 5-1 (T. Cavalier)

**b. Application for text amendment by Fred A. laFrate to section 4.02.C (minimum building area) if the Zoning Regulations discussion and possible action:** Proposed Amendment is to remove "For lots requiring a minimum buildable area of 30,000 square feet, a rectangle have a minimum dimension of 150 feet by 150 feet must be capable of fitting within the designated buildable area."

D. Morrow made a motion to deny this proposed text amendment. R. Farrugia seconded the motion. Motion carried 6-0.

**c. Application for Text amendment by Fred A. laFrate to Section 3.5 (buildable area) and 10.2.4 (lot lines and shapes) of the Subdivision Regulations discussion and possible action.** Proposed Amendment is to remove "Lots must also conform to the Sterling Land Use Ordinance and its requirement for a minimum buildable area of 50,000 square feet. A rectangle having dimensions of 200 feet by 250 feet must be capable of fitting within the designated buildable area."

D. Morrow made a motion to deny this proposed text amendment. J. McLevy seconded the motion. Motion carried 6-0.

**d. Proposal to amend various sections of the Town's Subdivision regulations regarding flood protection discussion and possible**

**action.** These amendments will be consistent with the flood ordinance as well as FEMA's flood risk insurance plan, effective September 7th.

R. Farrugia made a motion to adopt these amendments regarding flood protection and make effective September 7, 2023. D. Morrow seconded the motion. Motion carried 6-0.

**e. Proposal to remove all regulations related to Age Restricted Housing Opportunity District discussion and possible action.**

D. Morrow made a motion to approve this proposal. R. Farrugia seconded the motion. Motion carried 6-0.

**f. Proposal to make various amendments to regulations involving excavation discussion and possible action.**

J. McLevy made a motion to accept the amendment with one exception; to add "Eliminate Sundays and Federally recognized holidays" from the operation hours. D. Morrow seconded the motion. Motion carried 6-0.

**g. Proposal to make various amendments to regulations involving site plan requirements discussion and possible action.**

J. McLevy made a motion to approve the proposed amendments to site plan requirements. R. Farrugia seconded the motion. Motion carried 6-0.

**VIII. New Business: None**

**IX. ZEO Report:** V. Robinson-Lewis has been handling day-to-day calls and visitors while tackling the organization of the office.

**X. Audience Comments:** Olin Page from Newport Rd. reports positive operations on his property and within the Town.

**XI. Other Business: None**

**XII. Adjournment:** D. Morrow made a motion to adjourn the meeting. R. Farrugia seconded the motion. Meeting adjourned at 8:47pm.

**Respectfully Submitted;**

**Melissa J. Bradley**

**Recording Secretary**