

# Sterling Zoning Board of Appeals

## Special Meeting Agenda

**Tuesday-January 27, 2026**

**Sterling Municipal Building-Room #15**

**1183 Plainfield Pike Oneco, CT 06373**

**Immediately following the Public Hearing**

**Available via Zoom**

1. Call To Order
2. Pledge Of Allegiance
3. Approval Of Minutes
- 3.l. 2025 December 16th Special Meeting Minutes

Documents:

[ZBA 2025-12-16 SPECIAL MEETING MINUTES.PDF](#)

4. Application # ZBA 25-03 By JAQW Property Group, LLC, 1092 Plainfield Pike, Sterling, CT (00IOV-22-58) Variance Section 4.01 Minimum Lot Size.

Documents:

[1092-1100 PLAINFIELD PIKE BLA MAP.PDF](#)  
[JAW STERLING ABUTTER LETTER.PDF](#)  
[NOTICE LIST 1.JPEG](#)  
[NOTICE LIST 2.JPEG](#)  
[NOTICE RECIEPTS 1.JPEG](#)  
[NOTICE RECIEPTS 2.JPEG](#)  
[1110 - 1092 PLAINFIELD PIKE ZBA APPLICATION.PDF](#)

5. Adjournment

Join Zoom Meeting

Register in advance for this meeting:

[https://us06web.zoom.us/meeting/register/\\_TqNcWLJQSOps-XmtCiaHQ](https://us06web.zoom.us/meeting/register/_TqNcWLJQSOps-XmtCiaHQ)

After registering, you will receive a confirmation email containing information about joining the meeting.

**Sterling Zoning Board of Appeals  
Special Meeting Minutes  
Tuesday, December 16, 2025  
Sterling Town Hall Municipal Building  
6:30pm**

**Members Present:** Stephen Offiler, Rusty Dexter, Derek Anforth, and Robert Lassan

**Alternate Members Present:** Robert Boutin JR.

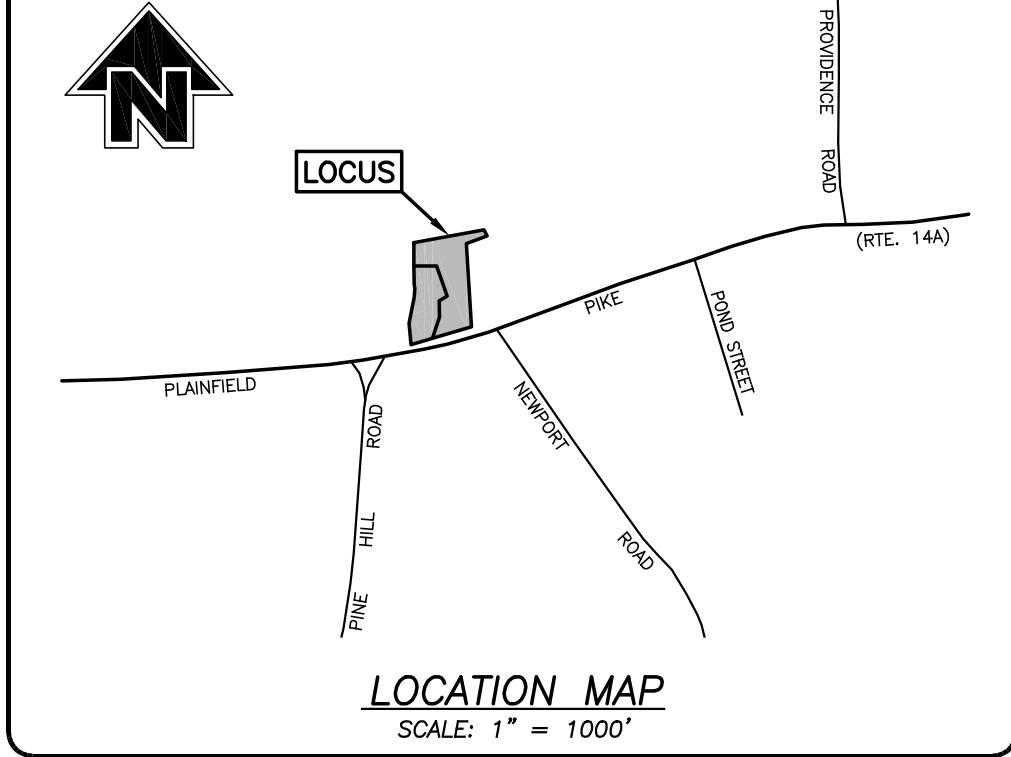
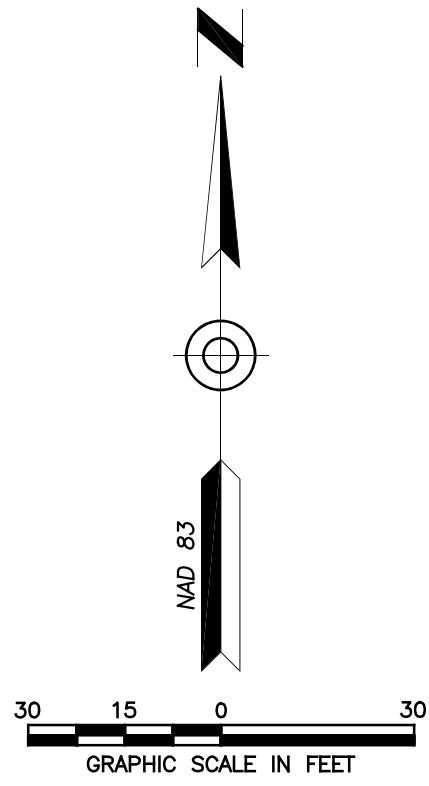
**Alternate Member Absent:** Betsy Chamberland

**Also Present:** JAW property owners, James M. Weagle, and Melissa Bradley, recording secretary

- I. **Call to Order:** Chairman S. Offiler called the meeting to order at 6:30pm.
- II. **Pledge of Allegiance:** All stood to honor the pledge of allegiance.
- III. **Approval of Minutes:**  
**MOTION 1** MADE BY D. Anforth to approve minutes of 11/18/2025 as presented.  
**SECONDED** BY R. Lassan      VOICE VOTE: 4-0 UNANIMOUS      **MOTION CARRIES**
- IV. **Application #ZBA 25-03 by JAW Property Group, LLC, 1092 Plainfield Pike Sterling, CT (00IOV-22-58) Variance Section 4.01 Minimum Lot Size:**  
**MOTION 2** MADE BY R. Dexter to accept the application presented.  
Receipt of the \$510 payment and discussed the need for a public hearing. Explanation of 1100 Plainfield Pike becoming more non-conforming is requested.  
**SECONDED** BY D. Anforth      VOICE VOTE: 4-0 UNANIMOUS      **MOTION CARRIES**  
  
**MOTION 3** MADE BY R. Dexter to schedule the public hearing on January 27<sup>th</sup> @ 6:30pm with a meeting immediately to follow.  
**SECONDED** BY R. Lassan      VOICE VOTE: 4-0 UNANIMOUS      **MOTION CARRIES**
- V. **Adjournment:**  
**MOTION 4** MADE BY R. Dexter to adjourn the meeting.  
**SECONDED** BY R. Lassan      **Meeting adjourned 6:58pm**

**Respectfully Submitted;**

**Melissa J. Bradley**  
Recording Secretary



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - This survey conforms to a Class "A-2" horizontal accuracy.
  - Survey Type: Property Survey.
  - Boundary Determination Category:
    - Along Existing Deed Line: Resurvey
    - Along Proposed Deed Lines: Original Survey
- Owner of record: Jaw Property Group, LLC.
  - 120 Cutler Road,
  - Warren, MA 01083
  - Lot 58: Vol. 180, Page 511
  - Lot 59: Vol. 180, Page 513
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- The intent of this map is to show a boundary line adjustment between Lots 58 & 59.

MAP REFERENCES:

- "Connecticut State Highway Department - Right of Way Map - Town of Sterling - Oneco Road - From the Plainfield Town Line - Easterly to the Moosup River - Route No. 211 - Scale: 1" = 40' - Date: 10/16/34.
- "The Connecticut Light & Power Company - Electric Easement on Property of Town of Sterling & Stone - Town of Sterling - Scale: 1" = 30' Date: 9-9-81". On file in the Sterling Land Records as Map #139.
- "Survey Plan - Prepared for - Town of Sterling - North of Route #14-A "Oneco" - Sterling, Connecticut - Scale: 1" = 60' - Date: 4/16/1987 Prepared by: Kielyka, Woodis & Pike". On file in the Sterling Land Records as Map #230.
- "Perimeter Survey - Prepared for - LMB Realty, LLC - 1106 Plainfield Pike - Sterling, Connecticut - Scale: 1" = 20' - Date: February 2015 Prepared by: Archer Surveying, LLC". On file in the Sterling Land Records as Map #1018.

DATE	DESCRIPTION
	REVISIONS

PROPERTY SURVEY  
SHOWING BOUNDARY LINE ADJUSTMENT

BETWEEN PROPERTY OF  
**JAW PROPERTY GROUP, LLC**  
#1100 PLAINFIELD PIKE (ROUTE 14A)

AND PROPERTY OF  
**JAW PROPERTY GROUP, LLC**  
#1092 PLAINFIELD PIKE (ROUTE 14A)

STERLING, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying

114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

DATE: 11/3/2025	DRAWN: RGS
SCALE: 1" = 30'	DESIGN: --
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 25120

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

LEGEND

- IRON PIN TO BE SET
- CHD CHD MONUMENT FOUND
- CHD CHD MONUMENT POINT
- UTILITY POLE
- CB CATCH BASIN
- ○ ○ ○ ○ STONE WALL



## JAW PROPERTY GROUP, LLC

Current Resident,

This letter is to notify all abutters of 1100 and 1092 Plainfield Pike Sterling CT of the town meeting coming up at the Town of Sterling for a Variance on the Properties at:

1100 Plainfield Pike

Sterling CT 06377.

APN: STLN M:00IOV B022 L:0059

&

1092 Plainfield Pike

Sterling CT 06377.

APN: STLN M:00IOV B022 L:0058

Meeting is set for ***January 27, 2026*** located at the Sterling Town Hall. Meeting starts at ***6:30 p.m.***

Subject of meeting: to discuss and review the Variance application submitted to the Town of Sterling and new constructed plot plans. Proposal is to change the way the lines are laid out for the above properties. The Garage and septic at 1092 Plainfield Pike are in need of more land and line adjustment to add a septic system to 1092 Plainfield Pike and to add the garage currently on the property at 1100 Plainfield Pike to the correct parcel at 1092 Plainfield Pike. We will also be discussing the septic plans.

We welcome you on to attend the town meeting with any questions.

I can also be reached at: Jim Weagle 774-280-1688 or email [jawpropertygroup@gmail.com](mailto:jawpropertygroup@gmail.com)

Sincerely,

James Weagle

JAW Property Group, LLC



**U.S. POSTAGE PAID  
FCM LETTER  
OXFORD, MA 01540  
JAN 18, 2026**

**\$6.08**

**S2324W501815-03**

JAW Property Co  
6 Crescent St  
Oxford MA



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3814 91

# U.S. Post CERTIF

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Certified Mail Fee

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- ☐ Certifled Mail Restr
- ☐ Adult Signature Re



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# U.S. Postal CERTIFIED

*Domestic Mail*

For delivery info

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Certified Mail Fee

\$

Extra Services & Fees

- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted



Town of Sterling

Zoning Board of Appeals

Zoning Board of Appeals Use Only

Application # \_\_\_\_\_

Date of Receipt: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

Heating Date: \_\_\_\_\_

Application for Appeals/Variance(s)

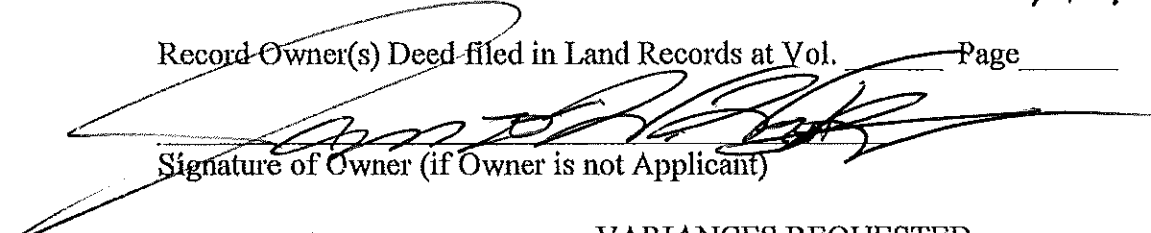
APPLICANT INFORMATION

Name: JAN Property Group JANPropertygroup@gmail.com  
Home Address: 6 Crescent St Oxford MA 01540  
Business Address: 6 Crescent St Oxford MA 01540  
Home Phone: \_\_\_\_\_ Business Phone: 774-280-1688

PROPERTY INFORMATION

Street Address: 1092 Plainfield Pike Sterling CT  
Assessor's Map/Block/Lot 00101-022-0450 Acreage of Property: 1.84/.23  
Owners of Record: JAN Property Group  
Home Address: \_\_\_\_\_  
Business Address: 6 Crescent St Oxford MA 01540  
Home Phone: \_\_\_\_\_ Business Phone: 774-280-1688

Record Owner(s) Deed filed in Land Records at Vol. \_\_\_\_\_ Page \_\_\_\_\_

  
Signature of Owner (if Owner is not Applicant)

VARIANCES REQUESTED

The following variances are requested from the Town of Sterling Zoning Regulations:

Variance from Section 4.01 Type/Amount of variance Min lot size

Variance from Section \_\_\_\_\_ Type/Amount of variance \_\_\_\_\_

Variance from Section \_\_\_\_\_ Type/Amount of variance \_\_\_\_\_

As an example of the type and amount of a requested variance, an applicant might seek a variance of five feet from a setback (i.e. from 25 feet to 20 feet) or five percent from building coverage limitation (i.e. from 10% to 20%)

#### PROPERTY HISTORY

Was the lot created as part of an approved subdivision plan? Yes \_\_\_\_\_ No ☒

If yes: State the date of the approval of the plan \_\_\_\_\_

Map number of the plan as filed in the land records: \_\_\_\_\_

Have the plot lines been revised since plan approval? Yes \_\_\_\_\_ No \_\_\_\_\_  
(Provide copies of recorded deeds or maps showing all such revisions)

If no: At what volume and page of the land records is the property first described as a separate parcel of land in a deed or other record? Volume: 180 Page: 53

Have any previous variance been requested/granted to this property? Yes \_\_\_\_\_ No ☒  
If yes, attach a copy of each such variance to this application and state the volume and page at which each such variance is recorded in the Land Records.

#### EXPLANATION OF REQUEST FOR VARIANCES

The Zoning Board of Appeals has the authority to grant a variance under the State of Connecticut General Statutes Section 8-6 (3) where two basic conditions are satisfied: (1) The variance must be shown not to affect substantially the Plan of Conservation and Development and, (2) adherence to the strict letter of the Zoning Regulations must be shown to cause an unusual hardship. A self inflicted or self-created hardship is not considered proper grounds for a variance. A financial motivation or gain cannot be used as a reason for obtaining a variance.

In the spaces below, explain why each requested variance is needed. The explanation should include, at a minimum, a description of the purpose of the variance and the hardship justifying the request for the variance. Attach a separate sheet if needed. The applicant has the burden of proving to the board that each requested variance is justified.

Needed to put septic in at 1092 Plainfield Pike and put  
garage on 1092 Property. Taken from our property  
at 1100 Plainfield Pike

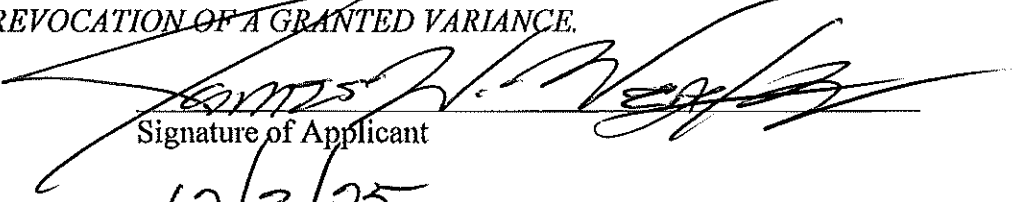
### ADDITIONAL REQUIREMENTS

The applicant must submit:

1. One original and eight copies of a plan or survey, drawn to scale, clearly indicating all existing and proposed structures, measurements and distances needed to show the extent and nature of the requested variance(s). The Board of Appeals may require the submission of a professional survey if it deems it necessary to properly evaluate the application.
2. Application fees of \$450.00 plus State Land Use Application of \$60.00. Total fee due \$510.00 Check made payable to the "Town of Sterling"
3. **Required by hearing date:** Evidence of certified mail notification of the date, time and location of the public hearing and the nature of the requested variance(s) to the owners of all property located adjacent to the property involved in this application.

### CERTIFICATION

*I HEREBY CERTIFY THAT THE INFORMATION I HAVE PROVIDED IN THIS APPLICATION, INCLUDING ANY ATTACHED SHEETS, IS TRUE, AND I ACKNOWLEDGE THAT ANY FALSE INFORMATION MAY BE JUST CAUSE FOR THE DENIAL OF THIS APPLICATION OR REVOCATION OF A GRANTED VARIANCE.*

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date