

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.I. 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.JPG](#)
[NOTICE LIST 2.JPG](#)
[NOTICE RECEIPTS 1.JPG](#)
[NOTICE RECEIPTS 2.JPG](#)
[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

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

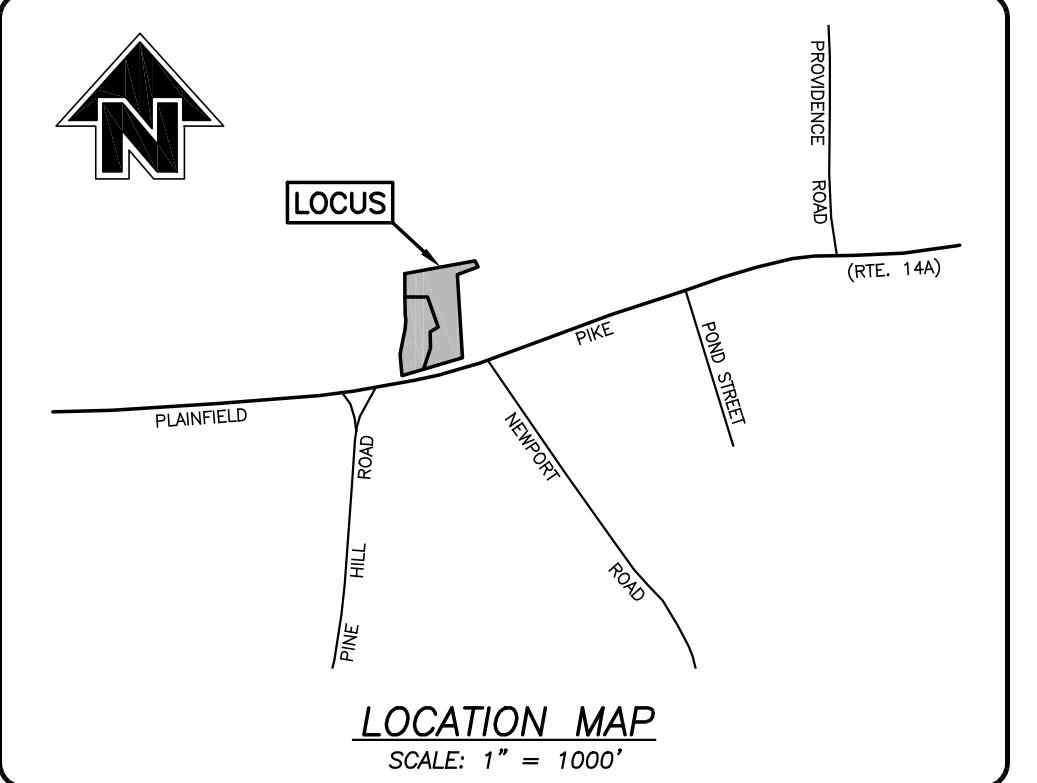
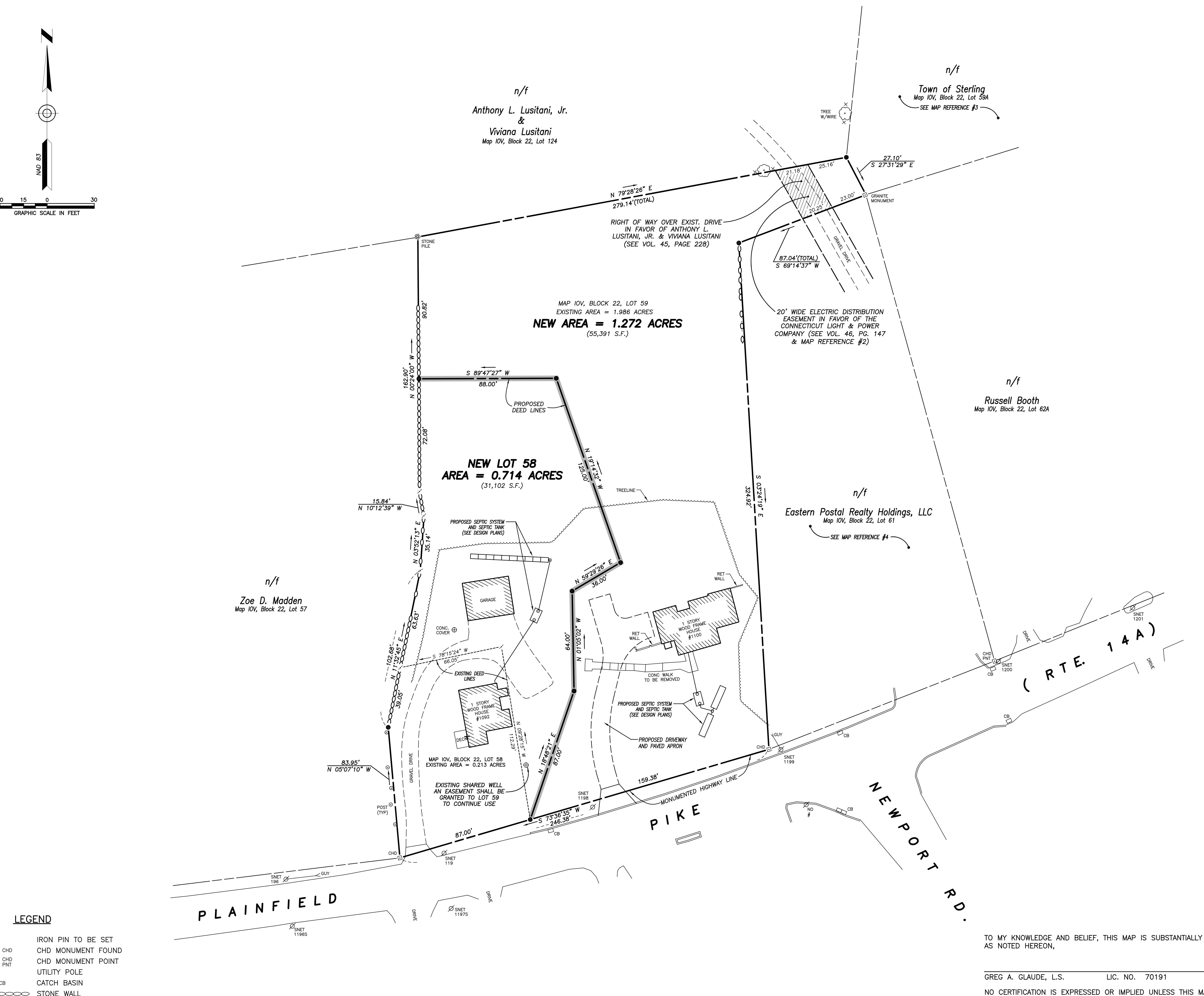
Also Present: JAW property owners, James M. Weagle, and Melissa Bradley, recording secretary

- 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 (0010V-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 27th @ 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





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

Sincerely,
James Weagle
JAW Property Group, LLC

U.S. POSTAGE PAID
FCM LETTER
OXFORD, MA 01540
JAN 16, 2026

\$6.08

S2324W501815-03

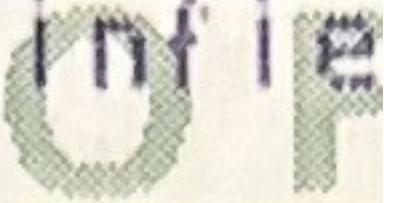
JAW Property
6 Crescent St
Oxford MA 01540

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For delivery in

Plainfield



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Extra Services & Fees

- Return Receipt (hard copy)
- Return Receipt (electronic)
- Certified Mail Restriction
- Adult Signature Required

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For delivery info

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Certified Mail Fee

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Extra Services & Fees

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

Variance Application

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: JAW Property Group JAWPropertygroup@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 Phinfield Pike Sterling CT
 Assessor's Map/Block/Lot 00101-022-0458 Acreage of Property: 1.84 / .23
 Owners of Record: JAW 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: 513

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 1090 property. Taken from our property at 1100 Plainfield Pike.

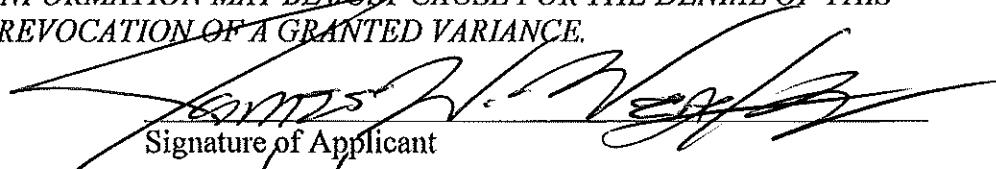
ADDITIONAL REQUIREMENTS

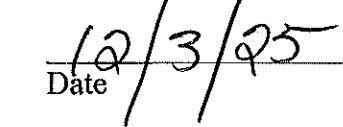
The applicant must submit:

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 12/3/25