

Sterling Planning & Zoning Commission

Regular Meeting Agenda

Monday-February 9, 2026

**Sterling Municipal Building-Room #15
1183 Plainfield Pike Oneco, CT 06373**

Time: 6:30 p.m.

Available Via Zoom

1. Call To Order
2. Pledge Of Allegiance
3. Audience Comments
4. Approval Of Minutes
 - a. 2026 January 12th Public Hearing Minutes-Amendment Needed.

Documents:

[PLANNING AND ZONING 1.12.26 PUBLIC HEARING MINUTES.PDF](#)

- b. 2026 January 12th Regular Meeting Minutes

Documents:

[PLANNING AND ZONING 1.12.26 REGULAR MEETING MINUTES.PDF](#)

5. Correspondence
6. Unfinished Business
 - a. Special Permit-Earth Excavation, 0 Plainfield Pike (RT 14A), Charles Corson

Documents:

[25041 CORSON - BOND ESTIMATE.PDF](#)

[25041 CORSON - EXCAVATION PLAN 2026-01-05.PDF](#)

[25041 CORSON - MEMO ON BLASTING.PDF](#)

[CT DOT-CORSON LETTER.PDF](#)

[TOWNE ENGINEERING REVIEW 1.9.2026.PDF](#)

[25041 CORSON - J AND D RESPONSE TO COMMENTS 2025-01-05.PDF](#)

- b. 25-2SA-Judith Iafrate, 80 Porter Pond Road, Moosup, CT 1-Lot Re-Subdivision

Documents:

[IAFRATE RESUBDIVISION APPLICATION.PDF](#)

[IAFRATE RESUBDIVISION PLANS.PDF](#)

- c. Consider & Act On Boards & Commissions Questionnaire-Ed Adams-Planning & Zoning

Commission

7. New Business
8. ZEO Report

Documents:

[**ZEO REPORT FEB 2026.PDF**](#)

9. Any Other Business To Come Before The Planning & Zoning Commission
 - a. Regulation Priorities
10. Audience Comments
11. Adjournment

Join Zoom Meeting

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/lf4Jv45jRsau10EleIM8CQ>

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

**STERLING PLANNING & ZONING COMMISSION
PUBLIC HEARING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, JANUARY 12, 2026, 6:15 P.M.**

Members Present: Jason McLevy, John Angelone, Stephen Thompson, and Jon Turban

Members Absent: None

Alternate Members Present: None

Staff Present: Selectman Ron Whitcomb, Revenue Collector Judy Stumpo, Administrative Assistant Ashley St Jean (via Zoom)

Call to Order: J. McLevy called the meeting to order at 6:16 pm.

J. McLevy opened the floor to public comments on 25-2SA – Judi Iafrate, 80 Porter Pond Road, Sterling (Moosup), CT, 1-Lot Re-subdivision. J. Iafrate provided a brief overview of this re-subdivision application. This is a 27 acre lot which is intended to be subdivided roughly in half, the process began nearly two years ago, when the application was denied because the buildable polygon encroached on the man-made pond. The Zoning Board of Appeals granted a waiver at the May 27, 2025 Special Meeting allowing the re-subdivision application to proceed to the Planning and Zoning Commission. Richard Angus, 138 Porter Pond Rd, Sterling, CT stated that as a property abutter, he is in support of this re-subdivision application.

The Public Hearing will remain open until the next Planning and Zoning Regular Meeting scheduled for February 12, 2026. Public hearing time will be 6:15 on February 12, 2026.

Respectfully Submitted:

Judith Stumpo
Recording Secretary

**STERLING PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, JANUARY 12, 2026, 6:30 P.M.**

Members Present: Jason McLevy, John Angelone, Stephen Thompson, and John Turban

Members Absent: None

Alternate Members Present: None

Staff Present: Consulting Planner Jim Larkin (via Zoom), Selectman Ron Whitcomb, Revenue Collector Judy Stumpo, Administrative Assistant Ashley St Jean via Zoom), Democrat Registrar of Voters Cathy Levine.

Call to Order: J. McLevy called the meeting to order at 6:30 pm.

Alternate Seated: N/A

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

I. Audience Comments: None

II. Approval of Minutes:

- a.** Approval of November 17, 2025 Public Hearing Minutes; S. Thompson made a motion to approve the minutes as presented, seconded by J. Turban; motion carries 3-0-1 (J. Turban abstained).
- b.** Approval of November 17, 2025 Regular Meeting Minutes; S. Thompson made a motion to approve the minutes with the following amendment: “to hold a Public Hearing, within the next regular meeting on January 12, 2026” to “to hold a Public Hearing at 6:15pm on January 12, 2026”, seconded by J. Angelone; motion carries 3-0-1 (J. Turban abstained).
- c.** Approval of December 15, 2025 Special Meeting Minutes; S. Thompson made a motion, seconded by J. Turban, to approve the minutes as presented. Motion carries 4-0.

III. Correspondence: None

IV. Unfinished Business:

- A. Special Permit, Earth Excavation, Application of Charles Corson, effective 9/15/25, for an Excavation /Quarry Permit for property located on Plainfield Pike, Map 3830 Block 27 Lot 15.** S. Thompson made a motion, seconded by J. Turban, to continue the application until the next regular meeting ; motion carries 4-0.
 - a.** The commission discussed the action necessary to draft conditions for approval, as the Public Hearing was closed on December 17, 2025, and any

information presented after that may not be accepted as part of the application, but in response to conditions. Mr. Blanchette PE LS and Mr. Corson understand.

B. 25-2SA – Judith Iafrate, 80 Porter Pond Road, Sterling (Moosup) CT 1-Lot Re-Subdivision – J. Larkin, Consulting Planner, shared that he will work with the Iafrate's and J. Guszkowski, ZEO, to determine additional information needed to complete the application; there is a question about how to merge the original and current plans to incorporate all of the plan information for mylars. S. Thompson made a motion to continue the Public Hearing at 6:15pm on February 9, 2026, and to continue the application until the February 9, 2026, Regular Meeting, seconded by J. Turban, motion carries 4-0.

V. New Business:

- a. **Consider and Act on Boards & Commissions Questionnaire – Judith Stumpo – Planning & Zoning Commission** – J. Stumpo withdrew her application as the Town does not have an ordinance allowing a municipal salaried employee to serve on the Planning & Zoning Commission.
- b. **Consider and Act on Boards & Commissions Questionnaire – Ed Adams – Planning & Zoning Commission** – The commission reviewed the application and decided they will invite Mr. Adams to the next commission meeting to discuss his application. No action taken.

VI. ZEO Report: Report was reviewed.

- a. ZEO Report was reviewed.
- b. **Strmiska Excavation, 140 Newport Rd, Sterling, CT** - Erosion & Sedimentation site inspection by M. Maynard P.E. or Towne Engineering, of Wednesday, December 24, 2025 was reviewed; the site is fully contained and is being maintained well. No action necessary.

VII. Other Business:

- a. **Election of Officers.** J. McLevy opened nominations:
 - i. **Chairman:** J. Angelone nominated J. McLevy for Chairman, seconded by S. Thompson; J. McLevy accepted the nomination; no other members were nominated; motion carries 3-0-1 (J. McLevy abstains).
 - ii. **Vice Chairman:** J. McLevy nominated J. Angelone, seconded by S. Thompson; no other members were nominated; J. Angelone accepted the nomination; motion carries 3-0-1 (J. Angelone abstains).
 - iii. **Secretary:** J. Angelone nominated J. Turban for Secretary, seconded by S. Thompson; no other members were nominated; J. Turban accepted the nomination; motion carries 3-0-1 (J. Turban abstains).
- b. **Regulation Priorities:** Discussion regarding Section 5.02.A. Non-Conforming Buildings and Structures, for which a text amendment will be proposed. J. Angelone

made a motion, seconded by J. Turban to table discussion until the February 9, 2026, regular meeting; motion carries 4-0.

VIII. **Audience Comments:** None

IX. **Adjournment:** J. Turban made a motion to adjourn the meeting at 8:26 pm, seconded by J. Angelone; motion carries 4-0.

Respectfully Submitted:

Judith Stumpo
Recording Secretary

25041 Corson - Bond Estimate

January 5, 2025

Item	Quantity	Units	Price	Total	
Silt Fence	950	FT	\$ 5.00	\$	4,750.00
Anti-Tracking Pad	1	each	\$ 1,500.00	\$	1,500.00
Restoration and Seeding	170,000	SF	\$ 0.20	\$	34,000.00
Total				\$	40,250.00

GRAVEL EXCAVATION PLAN

PREPARED FOR
CHARLES W. CORSON III

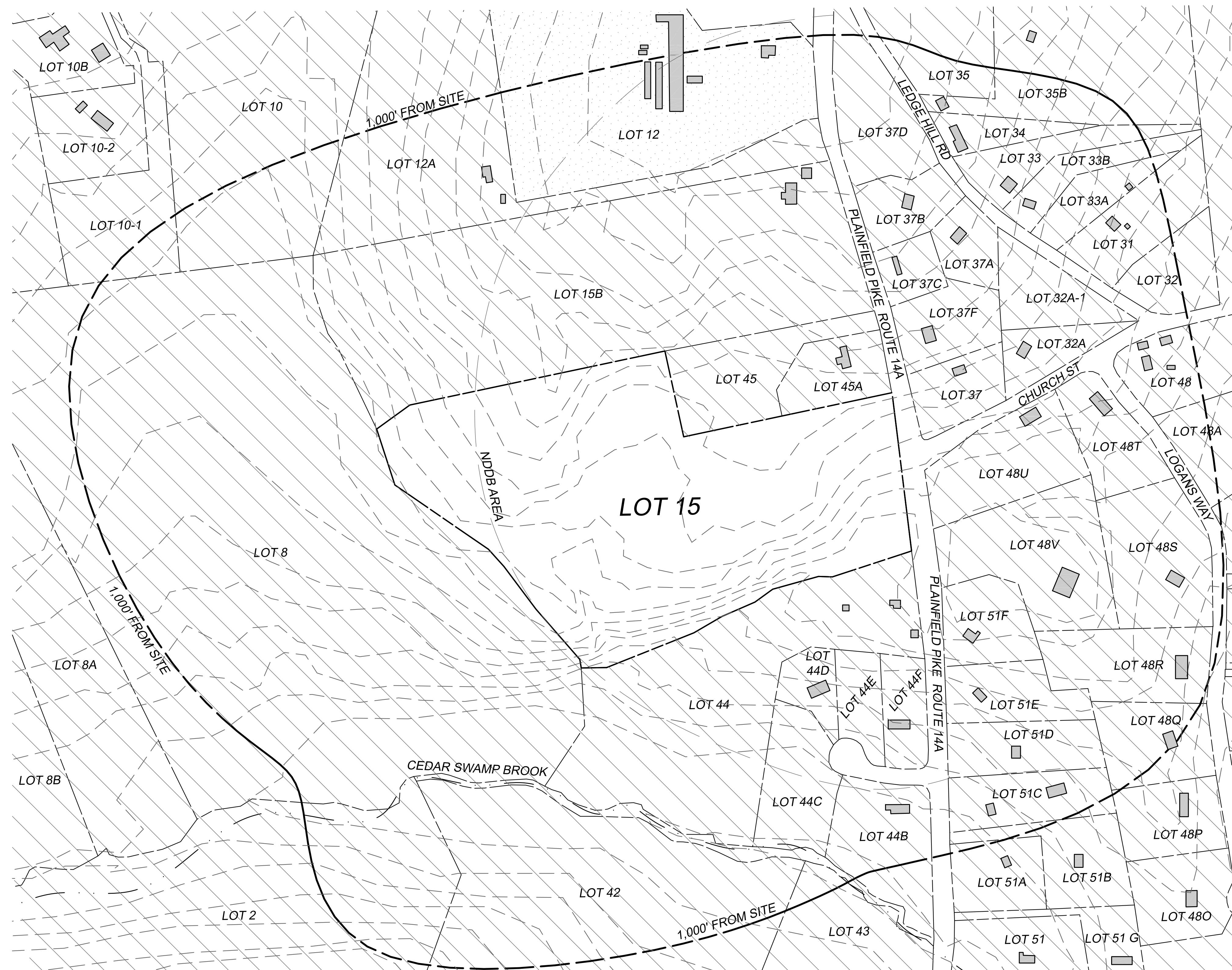
LOT 15, ROUTE 14A PLAINFIELD PIKE, STERLING CT
DATED: JUNE 20, 2025, REVISED: JANUARY 5, 2025

APPLICANT

CHARLES W. CORSON III,
EXECUTOR OF THE ESTATE
OF CHARLES W. CORSON JR
160 STERLING ROAD
STERLING CT 06377

INDEX OF DRAWINGS

- 1 COVER
- 2 EXISTING CONDITIONS
- 3 EXCAVATION PLAN
- 4 CROSS SECTIONS
- 5 NOTES AND DETAILS



COMPILATION PLAN
SCALE 1" = 200'

LEGEND

-----	10' CONTOUR LINE
-----	WATER
-----	PROPERTY LINE
-----	ABUTTING PROPERTY LINE
-----	1,000' RADIUS FROM SITE
-----	RESIDENTIAL USE
-----	NON-RESIDENTIAL USE

APPROVED TOWN ENGINEER	
NAME	DATE
APPROVED CHAIRMAN, INLAND WETLANDS AND WATER COURSES COMMISSION	
CHAIRMAN	DATE
APPROVED CHAIRMAN, PLANNING & ZONING COMMISSION	
CHAIRMAN	DATE
APPROVED BOARD OF SELECTMAN	
FIRST SELECTMAN	DATE
PERMIT EXPIRES:	

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

SURVEY TYPE: BOUNDARY SURVEY

PURPOSE: TO DEPICT PROPERTY LINES AND EXISTING CONDITIONS

HORIZONTAL ACCURACY: CLASS A2

HORIZONTAL DATUM: NAD 83

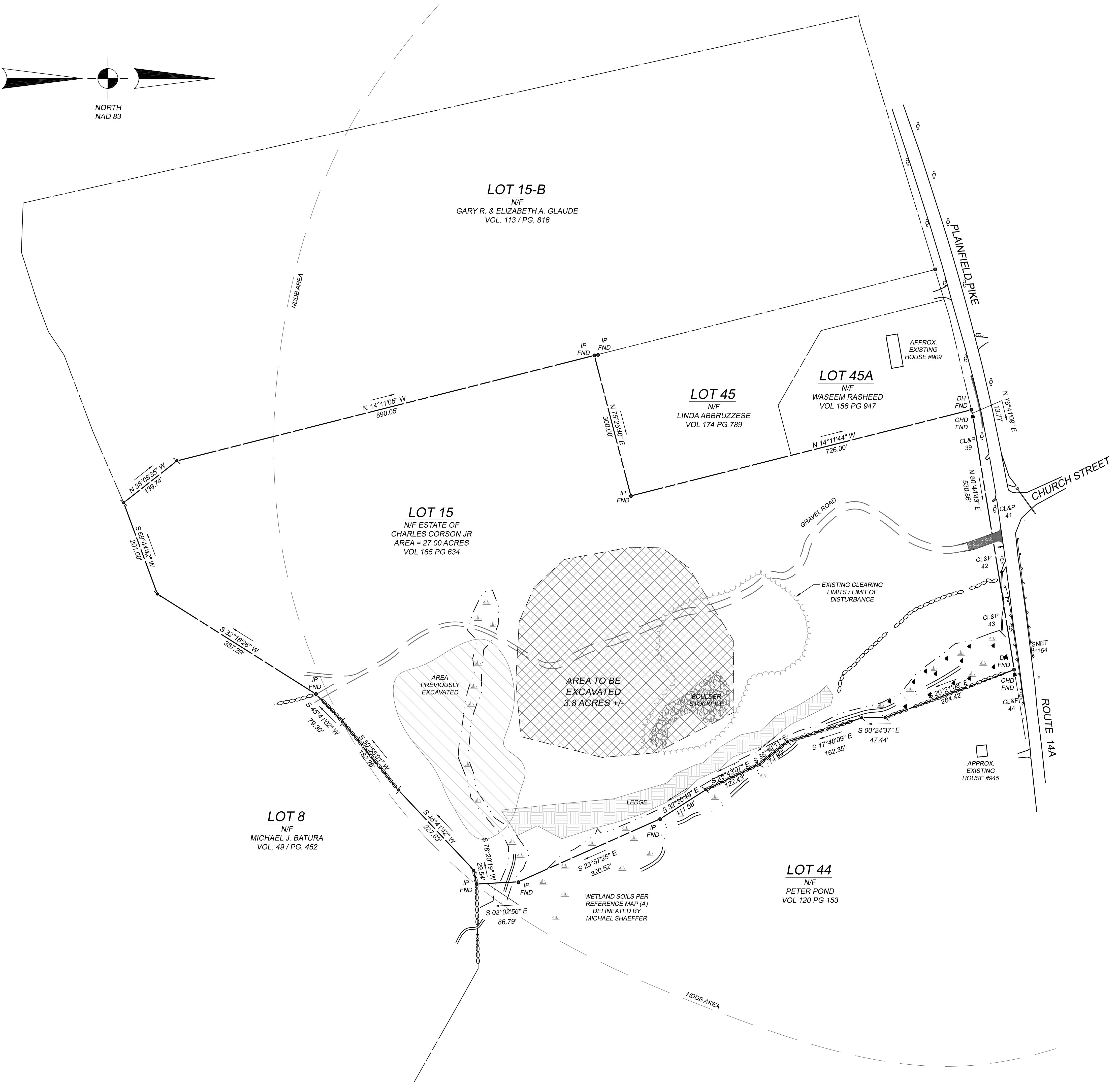
VERTICAL DATUM: NAVD 88

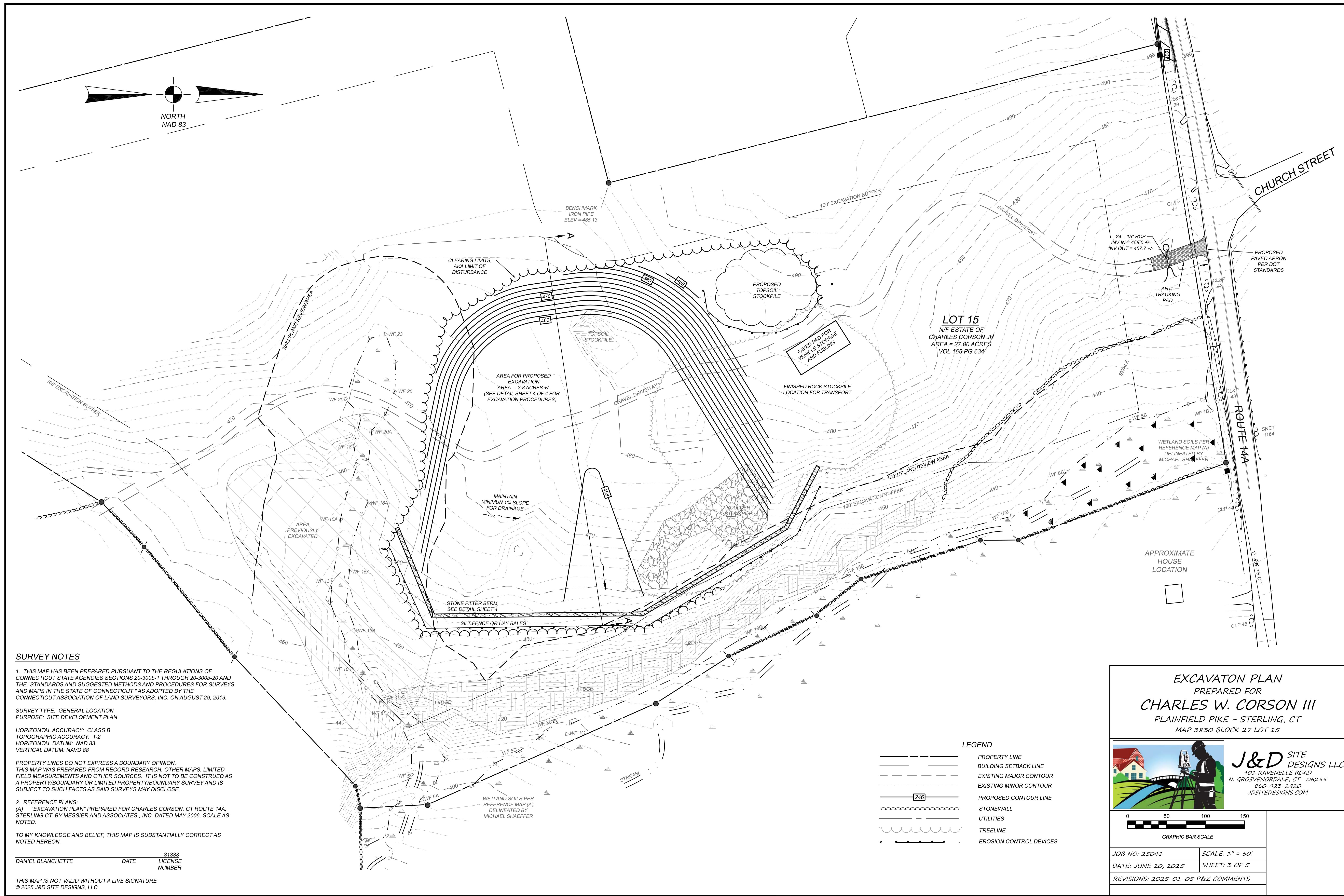
2. REFERENCE PLANS:
(A) "PERIMETER SURVEY" PREPARED FOR CHARLES CORSON, CT ROUTE 14A, STERLING CT. BY MESSIER AND ASSOCIATES, INC. DATED MAY 2006. SCALE AS NOTED.

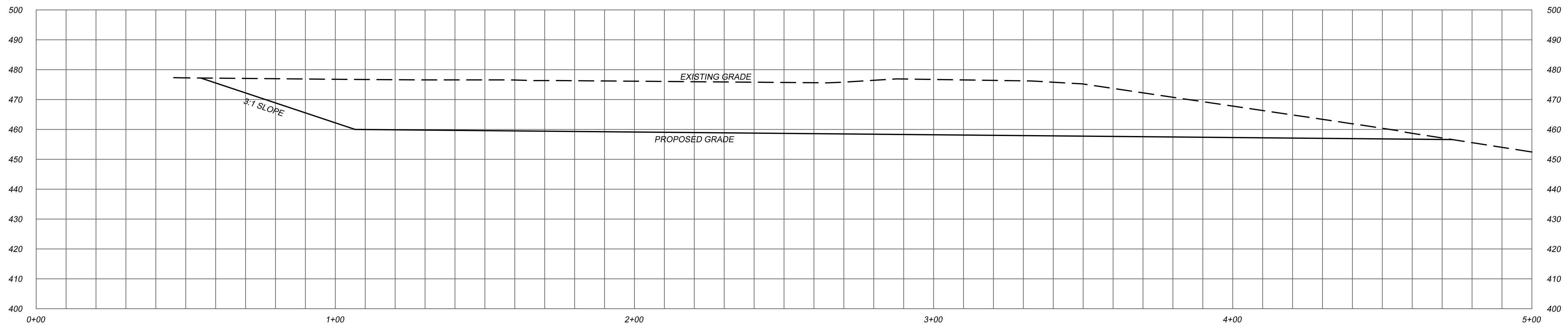
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DANIEL BLANCHETTE DATE 31338 LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2025 J&D SITE DESIGNS, LLC







SECTION A-A: EXISTING AND PROPOSED GRADES

1" = 20'

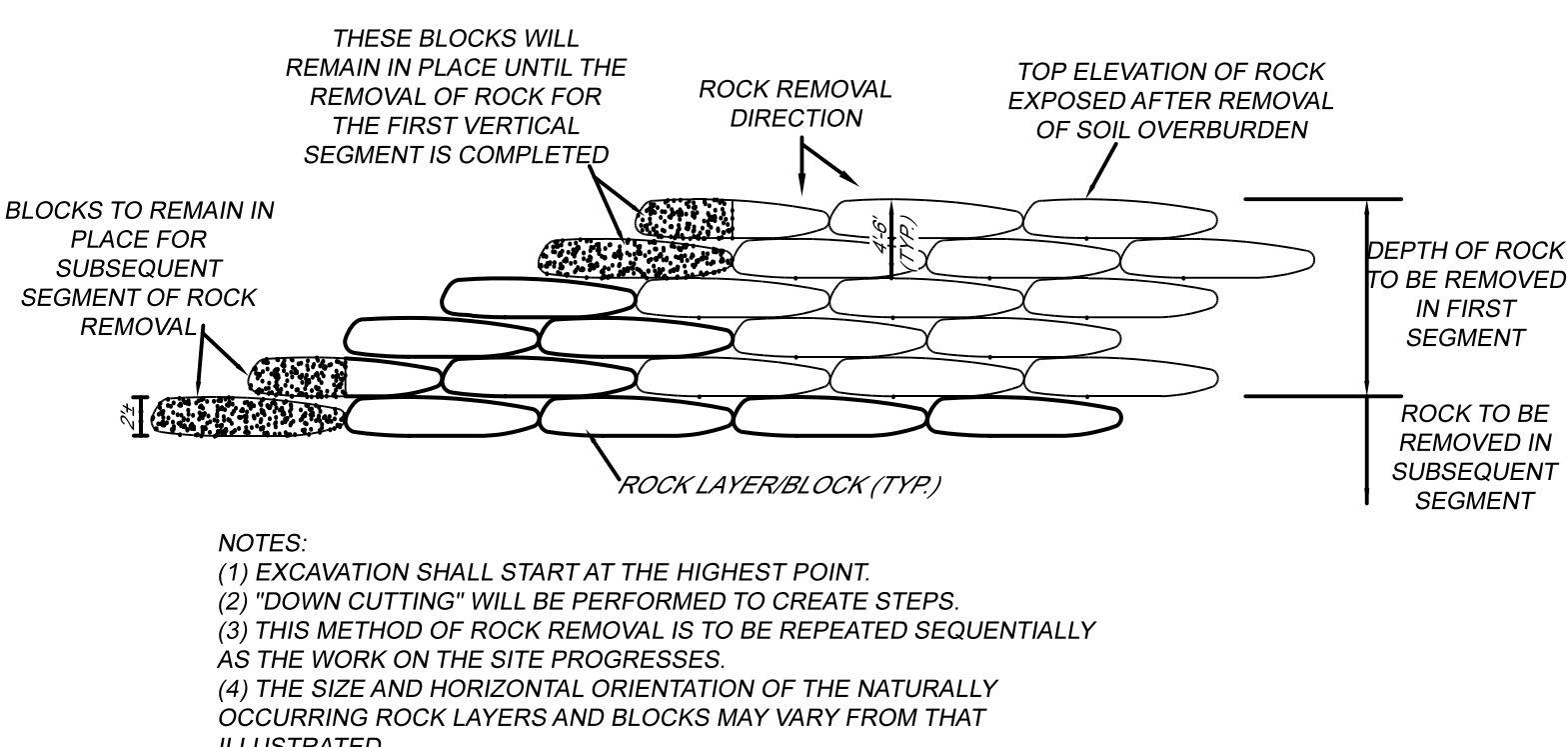


ILLUSTRATION OF ROCK REMOVAL METHOD
(NOT TO SCALE)

EXCAVATION CROSS SECTION
PREPARED FOR
CHARLES W. CORSON III
PLAINFIELD PIKE - STERLING, CT
MAP 3830 BLOCK 27 LOT 15



J&D SITE
DESIGNS LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-423-2220
JDSITEDESIGNS.COM

0 20' 40' 60'
GRAPHIC BAR SCALE

JOB NO: 25041 SCALE: 1" = 20'

DATE: JANUARY 5, 2025 SHEET: 4 OF 5

REVISIONS:

EROSION AND SEDIMENT CONTROL AND SITE RESTORATION PLAN

1. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE LATEST REVISION OF THE "CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL", AS PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION. TO PREVENT EROSION AND THE TRANSPORT OF SEDIMENT FROM THE ACTIVITIES ASSOCIATED WITH THIS PROJECT, THIS PLAN AND THE GUIDELINES SHALL BE STRICTLY FOLLOWED.

2. THE OBJECTIVE OF THIS PROJECT IS TO EXCAVATE A PORTION OF THE PROPERTY TO EXTRACT MINERAL RESOURCES (ROCK/STONE). THE EXCAVATION ACTIVITIES ARE EXPECTED TO OCCUR FOR APPROXIMATELY 5 YEARS BEGINNING IN THE SPRING OF 2026. ALL OF THE AREA DISTURBED BY THE EXCAVATION ACTIVITIES ON THIS SITE WILL BE PERMANENTLY RESTORED BY THE ESTABLISHMENT OF A COMPLETE VEGETATIVE COVER EXCEPT FOR ANY AREAS OF ROCK OR STONE FACE WHICH MAY REMAIN EXPOSED, IN ACCORDANCE WITH THE PROCEDURES AND DETAILS HEREON.

3. THE PROPOSED INTERIM GRADING FOR THIS SITE, AND/OR FOR EACH PHASE OF EXCAVATION AND RESTORATION ON THIS SITE, AS APPLICABLE, IS SUCH THAT A GROUND SURFACE WITH AN ELEVATION HIGHER THAN THE SURFACE OF THE LOWEST PORTION OF THE EXCAVATED AREA WILL REMAIN AROUND THE PERIMETER OF THE EXCAVATED AREA. THIS WILL ESSENTIALLY ELIMINATE THE POSSIBILITY OF ANY TRANSPORT OF SEDIMENT TO THE WETLANDS AREAS OR THE PROTECTED BUFFERS ADJACENT TO THE EXCAVATION SITE, AND WILL CONTAIN ALL COLLECTED SURFACE AND GROUNDWATER RUNOFF WITHIN THE ACTIVE WORKING AREA, WHERE IT MAY INFILTRATE INTO THE GROUND. DURING THE COURSE OF OPERATIONS ON THE SITE, THE WETLANDS AND BUFFERS (IF APPLICABLE) WILL BE FURTHER PROTECTED FROM EROSION AND SEDIMENTATION BY A FILTERED ROCK AND STONE BARRIER WHICH WILL BE INSTALLED ALONG THE EASTERN PERIPHERY OF THE PROPOSED EXCAVATION AREA, AS SHOWN ON THE DRAWINGS AND AS DESCRIBED HEREIN. THIS BARRIER SHALL BE INSTALLED AND MADE FUNCTIONAL AS THE FIRST MEASURE OF WORK TO BE PERFORMED ON THIS SITE, PRIOR TO ANY CLEARING, EXCAVATION, OR OTHER ACTIVITIES OCCURRING.

4. AFTER THE INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, THE WORK ON THE SITE SHALL PROCEED IN THE FOLLOWING RECOMMENDED SEQUENCE:

A. CONSTRUCT TEMPORARY GRAVEL ACCESS DRIVEWAY(S) FROM THE EXISTING ACCESS ROAD TO THE PROPOSED EXCAVATION AREA.

B. CONSTRUCT A PAVED PAD FOR EQUIPMENT STORAGE AND MAINTENANCE IN THE LOCATION AS SHOWN ON THESE DRAWINGS.

C. CLEAR AND GRUB THE AREAS OF PROPOSED EXCAVATION, ROCK REMOVAL AND RESTORATION, INCLUDING ANY NECESSARY REMOVAL OF EXISTING SITE FEATURES. MATERIALS REMOVED SHALL BE DISPOSED OF ON OR OFF THE PROPERTY AWAY FROM THE WORK AREA AND OUTSIDE OF WETLANDS, ASSOCIATED REGULATED AREAS AND NON-DISTURBED BUFFERS.

D. STRIP AND STOCKPILE ANY EXISTING TOPSOIL (A HORIZON SOIL) AND LOAM OVERBURDEN (B HORIZON SOIL) FROM THE WORKING AREA TO BE EXCAVATED, AND STOCKPILE ON THE SITE IN THE LOCATION SHOWN ON THESE DRAWINGS, FOR USE AS THE COVER MATERIAL FOR RESTORATION OF THE SITE ONCE THE EXCAVATION ACTIVITIES ARE COMPLETE FOR ANY PARTICULAR PHASE OR PORTION THEREOF. THE A & B HORIZON SOILS SHALL BE STRIPPED AND STOCKPILED SEPARATELY. THE STOCKPILES SHALL BE PROTECTED FROM EROSION AND SEDIMENT TRANSPORT AS DESCRIBED BELOW. NO SURPLUS TOPSOIL, SUBSOIL OR OTHER SOIL LAYERS REQUIRING EXCAVATION TO ACCESS THE ROCK PROPOSED FOR REMOVAL SHOULD BE REMOVED FROM THE SITE UNTIL THE SITE WORK IS COMPLETED OR ANY INTERRUPTED OPERATIONS HAVE BEEN FULLY STABILIZED AND PROPERLY RESTORED.

E. COMMENCE EXCAVATION AND ROCK REMOVAL ACTIVITIES.

NOTE: STEPS C-E ABOVE SHALL APPLY FOR ANY PARTICULAR PHASE OR SEGMENT OF THE EXCAVATION PROCESS ON THE SITE, AS APPLICABLE.]

F. TEMPORARILY OR PERMANENTLY STABILIZE DISTURBED AREAS AS EXCAVATION ACTIVITIES PROGRESS. PERMANENT RESTORATION SHALL OCCUR AS SOON AS ANY PARTICULAR SECTION OF THE EXCAVATED SITE HAS ACHIEVED FINAL SUBGRADE, AND TEMPORARY RESTORATION SHALL OCCUR WHEN ANY PARTICULAR SECTION HAS ACHIEVED AN INTERIM FINISHED SUBGRADE, SUCH AS FOR THE SURFACE OF A VERTICAL SUBPHASE, SO THAT RESTORATION OF THE SITE PROGRESSES AS THE EXCAVATION ACTIVITIES PROGRESS, AND ONLY THE ACTIVE WORKING AREA, AT ANY PARTICULAR TIME THROUGHOUT THE DURATION OF EXCAVATION ACTIVITIES ON THIS SITE, IS WITHOUT TEMPORARY OR PERMANENT VEGETATIVE COVER.

5. STOCKPILED SOILS SHALL BE PROTECTED FROM WIND AND WATER EROSION BY A TEMPORARY VEGETATIVE COVER OF PERENNIAL RYEGRASS, TACKIFIED MULCH OR EROSION CONTROL BLANKETS APPLIED TO THEIR SURFACES. THE BASE OF SOIL STOCKPILES SHALL ALSO BE SURROUNDED BY STAKED GEOTEXTILE SILT FENCE AND/OR STAKED HAYBALE SEDIMENT BARRIERS, TO PREVENT TURBID RUNOFF FROM EXITING THE IMMEDIATE AREA.

6. ALL AREAS DISTURBED BY THE EXCAVATION ACTIVITIES SHALL BE PERMANENTLY RESTORED BY PLACEMENT OF TOPSOIL AND LOAM AND ESTABLISHMENT OF GRASS COVER, IN ACCORDANCE WITH THE FOLLOWING PROCEDURE. THE PERMANENT RESTORATION SHALL BE PERFORMED AS THE FINAL LANDFORM IS ACHIEVED UPON COMPLETION OF ANY PARTICULAR PHASE OR SEGMENT OF THE WORK, AS DESCRIBED ABOVE.

A. FOR ALL DISTURBED AREAS WHICH ARE TO BE PERMANENTLY RESTORED, TOPSOIL WHICH HAS BEEN STOCKPILED ON THE SITE (OR WHICH MAY BE IMPORTED FROM AN OFF-SITE SOURCE) SHALL BE SPREAD ON THE FINISHED SUBGRADE SURFACE TO A MINIMUM SETTLED DEPTH OF 4 INCHES, WITH A MINIMUM OF 8 INCHES OF SUBSOIL AND AS STATED IN SECTION 6.03 F.15.e OF THE STERLING ZONING REGULATIONS.

B. LIME WITH 2000 LB/ACRE OF 100% (= 45.9 LB/1000 S.F.) EFFECTIVE NEUTRALIZING VALUE (ENV) DOLOMitic LIME, OR AS OTHERWISE ESTABLISHED BY LABORATORY TESTING OF SAMPLES OF THE ACTUAL SOIL TO BE PLACED AND SPREAD ON THE AREAS TO BE PLANTED.

C. APPLY 10-20-20 FERTILIZER AT A RATE OF 500 LB/ACRE, (=11.5 LB/1000 S.F.) OR AS OTHERWISE ESTABLISHED BY LABORATORY TESTING OF SAMPLES OF THE ACTUAL TOPSOIL PLACED AND SPREAD ON THE AREAS TO BE PLANTED.

D. WORK LIME AND FERTILIZER INTO THE TOPSOIL UNIFORMLY TO A DEPTH OF 4 INCHES BY HAND OR WITH SUITABLE EQUIPMENT, FOLLOWING THE FINISH CONTOURS.

E. SMOOTH AND FIRM THE PREPARED TOPSOIL BED AND REMOVE ALL STONES 3 INCHES OR LARGER IN ANY DIMENSION, AND ALL OTHER EXTRANEOUS DEBRIS AND SOIL CLUMPS, FROM THE SURFACE. ALL TRAFFIC SHALL BE PREVENTED FROM ENTERING THE AREAS WHERE THE SEEDBED HAS BEEN PREPARED AND IS READY FOR SEEDING.

F. SPREAD GRASS SEED ON THE PREPARED TOPSOIL SURFACE BY HAND BROADCASTING, HYDROSEEDING OR OTHER AGRONOMICALLY ACCEPTABLE PROCEDURE. ON RELATIVELY LEVEL OR GENTLY SLOPING SURFACES, RAKE IN BY HAND OR MACHINE TO OBTAIN 1-2 INCHES OF SOIL COVER OVER THE SEED (IF NOT HYDROSEEDED). ON STEEPER SLOPES, THE SEED SHALL BE "TRACKED IN" WITH A HEAVY BULLDOZER BY MOVING UP AND DOWN SLOPE, OFFSETTING EACH PASS SO THAT THE ENTIRE AREA IS COVERED WITH TRACKS. THE SEED MIXTURE AND APPLICATION RATE FOR PERMANENT RESTORATION OF DISTURBED AREAS SHALL BE THE FOLLOWING.

CREEPING RED FESCUE	20 LB/AC.	0.50 LB/1000 S.F.
REDTOP (STREEKER, COMMON)	2 LB/AC.	0.05 LB/1000 S.F.
PERENIA RYE GRASS	20 LB/AC.	0.50 LB/1000 S.F.
TOTAL	42 LB/AC.	1.05 LB/1000 S.F.

ONLY "CERTIFIED" SEED VARIETIES SHALL BE USED, AS LISTED IN ARTICLE M.13.04 OF CONNECTICUT D.O.T. "FORM 816", AS AMENDED. SEEDING IS RECOMMENDED ONLY DURING THE PERIODS OF APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

G. IF NOT SEASONABLY POSSIBLE TO PERFORM PERMANENT SEEDING, OR IF INCOMPATIBLE WITH ONGOING EXCAVATION OPERATIONS, TEMPORARILY SEED THE DISTURBED AREAS WITH PERENNIAL RYEGRASS HAVING A MINIMUM PURITY OF 98 PERCENT AND A MINIMUM GERMINATION OF 90 PERCENT, APPLIED AT THE RATE OF .30 LB/ACRE (= .09 LB/1000 S.F.)

H. WHETHER PERMANENTLY OR TEMPORARILY STABILIZED, MAINTAIN AND REPAIR ALL NEWLY RESTORED AREAS UNTIL VEGETATION IS WELL ESTABLISHED AND GROWING SELF-SUFFICIENTLY.

I. THE DISTURBANCE OF THE LAND SHALL NOT EXCEED THE LIMITS AS INDICATED ON THE DRAWINGS AND/OR AS MARKED ON THE SITE BY THE SURVEYOR. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF THE EXCAVATION AND RESTORATION OPERATION, AS APPLICABLE, WILL BE ESTABLISHED IN THE FIELD BY THE SURVEYOR, PRIOR TO STARTING ANY ACTUAL EXCAVATION ACTIVITIES.

J. EXCAVATION AND RESTORATION TAKING PLACE AS THE WORK PROGRESSES SHALL BE DONE IN A MANNER TO ALLOW DRAINAGE TOWARD THE EXCAVATED AREA AND/OR EROSION AND SEDIMENT CONTROL BARRIERS. CONCENTRATED RUNOFF SHALL NOT BE PERMITTED TO OVERFLOW NEWLY GRADED AREAS, SEDIMENT BARRIERS OR OTHER EROSION AND SEDIMENT CONTROL MEASURES. IF ANY ACCUMULATED STORMWATER OR GROUNDWATER RUNOFF OCCURS IN AN ACTIVE ROCK REMOVAL WORKING AREA AND MUST BE REMOVED TO ALLOW CONTINUED WORK IN THAT AREA, IT SHALL BE PUMPED FROM THE WORK AREA TO THE VICINITY OF THE FILTERED ROCK AND STONE BARRIER AT THE SOUTHERN PERIMETER OF THE EXCAVATED AREA.

K. WHERE SEASONABLY POSSIBLE AND WHERE ONGOING EXCAVATION ACTIVITIES PERMIT, THE DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AS THE WORK PROGRESSES, AS DESCRIBED ABOVE. WHEN PERMANENT STABILIZATION IS NOT TIMELY OR POSSIBLE, THE DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED, AS ALSO DESCRIBED ABOVE.

L. DURING THE ENTIRE PERIOD OF EXCAVATION AND RESTORATION ON THE SITE, ALL DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN PERMANENTLY STABILIZED, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, IMMEDIATELY AFTER EACH RAINSTORM WITH A RAINFALL TOTAL OF ONE-HALF INCH OR GREATER, AND AT LEAST DAILY DURING A MAJOR STORM EVENT OR DURING A PERIOD OF PROLONGED RAINFALL. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPHILL SIDE OF THE EROSION AND SEDIMENT CONTROL CHECKS, AND UPON ESTABLISHMENT OF PERMANENT SEEDING. SUCH MATERIALS REMOVED SHALL BE TRANSPORTED FROM THE IMMEDIATE WORK AREA AND SPREAD AND STABILIZED OUTSIDE OF WETLANDS AND ASSOCIATED REGULATED AREAS AND NON-DISTURBED BUFFERS, IN LOCATIONS WHICH ARE NOT SUBJECT TO EROSION, OR REMOVED FROM THE SITE. SILT FENCE AND HAYBALE SEDIMENT BARRIERS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPLACED AS NECESSARY THROUGHOUT THE DURATION OF THE WORK ON THE SITE, IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION.

M. SPREAD AND COMPACT THE EXCAVATED MATERIALS ON THE SITE, AS DESCRIBED ABOVE, AND IN PROPER FUNCTIONING CONDITION, AND BE CONTINUOUSLY MAINTAINED UNTIL ALL DISTURBED AREAS UPGRADED OR SAID FACILITIES ARE PERMANENTLY STABILIZED AND ALL NEW VEGETATION IS WELL ESTABLISHED AND GROWING SELF-SUFFICIENTLY. FOLLOWING RE-ESTABLISHMENT OF PERMANENT VEGETATIVE COVER, THE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE DISMANTLED, REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

N. A QUALIFIED INDIVIDUAL SHALL BE DESIGNATED BY THE PROPERTY OWNER AND/OR EXCAVATION CONTRACTOR TO BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL AND SITE RESTORATION PLAN AND ENFORCING THE PRESCRIBED EROSION AND SEDIMENTATION CONTROL SAFEGUARDS DURING THE ENTIRE PERIOD OF OPERATIONS ON THIS SITE. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE WORK PERIOD, INFORMING ALL PARTIES ENGAGED ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

EXCAVATION OPERATIONS AND STORMWATER MANAGEMENT PLAN

STORMWATER MANAGEMENT PRACTICES

1. THERE ARE TWO SOURCES OF POTENTIAL STORMWATER CONTAMINATION WHICH MAY OCCUR DURING THE EXCAVATION, ROCK REMOVAL AND RESTORATION OPERATIONS ON THE SITE AS PROPOSED. THE FIRST AND MOST SIGNIFICANT POTENTIAL SOURCE IS ERODED SOIL PARTICLES, WHICH MIGHT BE DEPOSITED AS SEDIMENT IN DOWNSTREAM WATER RESOURCES IF NOT CONTROLLED ON SITE.

2. IN ADDITION TO THE PHYSICAL INTRODUCTION OF SEDIMENT INTO A WATER RESOURCE, SEDIMENTS MAY CARRY OTHER CHEMICAL CONSTITUENTS ADSORBED TO SOIL PARTICLES. SPECIFIC SEDIMENT AND EROSION CONTROLS, WHICH WILL MINIMIZE ANY POTENTIAL EROSION PROBLEM, HAVE BEEN INCORPORATED INTO THE SITE EXCAVATION PLAN AND THIS NARRATIVE. PROPER INSTALLATION, ADJUSTMENT TO FIELD CONDITIONS, INSPECTION AND MAINTENANCE ARE ALL KEY FACTORS IN EFFECTIVE SEDIMENT CONTROL. IT SHOULD BE NOTED THAT SEDIMENT MAY AFFECT SURFACE WATERS AND WETLANDS, BUT IT DOES NOT AFFECT GROUNDWATER.

3. THE OTHER POTENTIAL CONTAMINATION SOURCE DURING EXCAVATION, ROCK REMOVAL AND RESTORATION OPERATIONS IS FROM MOTOR VEHICLE AND EQUIPMENT OPERATIONS. OIL, GREASE AND GASOLINE MAY BE LEAKED OR SPILLED ONTO THE GROUND, AND THEIR CONSTITUENTS MAY AFFECT GROUNDWATER. THESE ARE READILY CONTROLLED BY DESIGNATING A SINGLE UPLAND LOCATION FOR ANY VEHICLE OR EQUIPMENT FUELING AND MAINTENANCE WHICH MAY OCCUR ON THE SITE. DOWNSLOPES AREAS MAY BE PROTECTED BY AN OIL SORBENT BERM, AND ANY VISUALLY CONTAMINATED SOIL CAN BE DISPOSED OF IN AN APPROPRIATE MANNER AS IT OCCURS.

EQUIPMENT

1. EXCAVATORS, LOADERS, AIR COMPRESSORS, AND A PORTABLE SPLITTING MACHINE MANUFACTURED BY PARK INDUSTRIES OR EQUAL MAY BE USED FOR THE OPERATIONS TO BE CONDUCTED ON THIS SITE. IN MOST CASES, THE EQUIPMENT WILL REMAIN AT THE SITE ONLY WHEN REMOVING STONE.

2. IN MOST CASES WHEN THE MARKET CONDITIONS HAVE BEEN MET, ALL EQUIPMENT WILL BE REMOVED FROM THIS SITE UNTIL THE MARKET CONDITIONS CHANGE, THEN THE EQUIPMENT WILL BE MOVED BACK TO THE WORK SITE.

EXCAVATION AND RESTORATION PHASE DESCRIPTION

1. APPROXIMATELY 75,000 CUBIC YARDS OF STONE MATERIALS ARE EXPECTED TO BE REMOVED DURING THE EXCAVATION OF THIS SITE AS PROPOSED. ON-SITE PROCESSING OF STONE SHALL CONSIST OF THE FOLLOWING: EXCAVATORS WILL REMOVE BLOCKS OF STONE. BLOCKS OF STONE WILL THEN BE CUBED BY DRILLING AND USING FEATHER AND WEDGES TO SPLIT THE STONE TO SIZE. IN SOME CASES, HAND SPLITTING OF STONE WITH 14-16 LB SPLITTING HAMMERS MAY BE UTILIZED. IN MOST CASES THESE CUBED SPLIT STONES WILL BE LOADED INTO A CONTAINER AND REMOVED FROM THE SITE. ALL EXCESS MATERIALS NOT REQUIRED FOR SITE RESTORATION AT THE COMPLETION OF THE EXCAVATION AND RESTORATION OPERATIONS WILL BE REMOVED FROM THE PROPERTY BY DUMP TRUCK AND DELIVERED TO OTHER LOCATIONS.

2. THERE WILL BE APPROXIMATELY 10 DUMP TRUCK TRIPS PER DAY TO AND FROM THE SITE DURING PEAK EXCAVATION AND ROCK REMOVAL ACTIVITY. THE INTERNAL HAUL ROAD TO THE SITE, DESCRIBED ABOVE, SHALL BE THE SOLE MEANS OF ACCESS AND EGRESS TO THE EXCAVATION SITE FOR THE DURATION OF THE PROJECT. THE LOCATION OF THIS ROAD WITHIN THE EXCAVATION AND ROCK REMOVAL WORKING AREA MAY CHANGE AS THE OPERATIONS ON THE SITE REQUIRE. THE ACCESS ROAD SHALL BE PROPERLY MAINTAINED FOR DUST AND MUD PREVENTION AND CONTROL, FOR THE DURATION OF THE TRUCKING OPERATIONS, AND TO PREVENT SUCH FROM BEING TRACKED ONTO THE ROAD. DUST AND MUD CONDITIONS WHICH MAY OCCUR ON THE ACCESS ROAD SHALL BE CONTROLLED AS NEEDED WHEN SUCH CONDITIONS OCCUR, IN AN APPROPRIATE MANNER SUCH AS PLACEMENT OF ADDITIONAL ROCK TAILINGS OR STONE TREATMENT ON THE SURFACE. TRUCKS TRAVELING TO AND FROM THIS SITE WILL USE ROUTE 14A IN BOTH DIRECTIONS.

3. EXCAVATION AND TRUCKING FROM THE SITE WILL GENERALLY OCCUR BETWEEN 7:00 A.M. AND 5:00 P.M. PREVAILING TIME, MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 12:00 P.M. SATURDAY, EXCEPT FOR MAJOR NATIONAL HOLIDAYS. NO EXCAVATION ACTIVITY (EXCAVATION OF MATERIALS, LOADING VEHICLES, ETC.) SHALL BE CONDUCTED PRIOR TO 7:00 A.M. NO VEHICLES USED TO REMOVE MATERIAL FROM THE SITE SHALL ENTER THE SITE PRIOR TO 7:00 A.M.

4. THE PROPOSED EXCAVATION WILL BE PERFORMED BY PROGRESSIVE "DOWN-CUTTING" INTO THE GROUND, REMOVING BLOCKS OF ROCK AS ILLUSTRATED ON THIS DRAWING, THUS LIMITING THE ACTIVE WORKING AREA AND CONTAINING SURFACE STORMWATER AND GROUNDWATER RUNOFF TO A SMALL SECTION OF THE SITE AT ANY PARTICULAR POINT THROUGHOUT THE DURATION OF THE EXCAVATION, ROCK REMOVAL AND RESTORATION OPERATIONS. [NOTE HOWEVER THAT THE CONTRACTOR DOES NOT INTEND TO FUEL THE EQUIPMENT ON-SITE AT THIS TIME.]

5. ANY PROCESSING OF MATERIALS ON SITE, INCLUDING ROCK, SHALL BE LIMITED TO MATERIALS EXCAVATED FROM THIS LOCATION. NO MATERIAL SHALL BE IMPORTED TO THIS OPERATION FOR PROCESSING AND/OR STOCKPILING PURPOSES, EXCEPT FOR SITE RESTORATION.

6. IF BLASTING IS NECESSARY FOR ANY OF THE ROCK REMOVAL ON THIS SITE, ALL STORAGES, TRANSPORTATION AND USE OF EXPLOSIVES AND BLASTING AGENTS SHALL CONFORM TO SECTION 29-349 OF THE CONNECTICUT GENERAL STATUTES, ANY ASSOCIATED STATE REGULATIONS ADMINISTERED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND ANY ADDITIONAL REQUIREMENTS OF THE LOCAL FIRE MARSHAL.

7. THE PROPERTY OWNER SHALL NAME A RESPONSIBLE PARTY OR PARTIES WHO CAN BE NOTIFIED ON A 24 HOUR, 7 DAY A WEEK BASIS IN CASE OF AN EMERGENCY AT THE SITE, AND SHALL SUBMIT THIS INFORMATION, IN WRITING, TO THE APPROPRIATE TOWN OF STERLING AND LOCAL FIRE DEPARTMENT STAFF, PRIOR TO BEGINNING ANY WORK ON THE SITE.

8. SPILL RESPONSE EQUIPMENT SHALL BE STORED ON SITE TO ENABLE THE SITE CONTRACTOR(S) TO QUICKLY CONTAIN AND REMEDIATE SPILLS, IF AND AS THEY OCCUR. WORKERS ON THE SITE SHALL BE TRAINED IN THE PROPER USE AND IMPLEMENTATION OF THIS EQUIPMENT AND FIRST RESPONSE CONTAINMENT PROCEDURES, IF ITEM 2 IS TO BE UTILIZED.

9. THE PROPERTY OWNER SHALL NAME A RESPONSIBLE PARTY OR PARTIES WHO CAN BE NOTIFIED ON A 24 HOUR, 7 DAY A WEEK BASIS IN CASE OF AN EMERGENCY AT THE SITE, AND SHALL SUBMIT THIS INFORMATION, IN WRITING, TO THE APPROPRIATE TOWN OF STERLING AND LOCAL FIRE DEPARTMENT STAFF, PRIOR TO BEGINNING ANY WORK ON THE SITE.

10. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "Hazardous Material Management Plan".

11. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "Hazardous Material Management Plan".

12. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "Hazardous Material Management Plan".

13. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "Hazardous Material Management Plan".

14. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "Hazardous Material Management Plan".

15. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "Hazardous Material Management Plan".

16. THE EXCAVATION AND ROCK REMOVAL OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICES FOR EXCAVATION AND ROCK REMOVAL" AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL

J&D SITE
DESIGNS LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdsitedesigns.com
(860) 923-2920

January 5, 2025

Town of Sterling
Planning and Zoning Commission
PO Box 157
Oneco, CT 06373-0157

RE: Job # 25041
Encroachment Permit for Quarry
0 Plainfield Pike, Sterling CT

Dear Commissioners:

As required by Section 6.03.E.2 of the zoning regulations, we are submitting the following information to discuss the proposed blasting associated with this application. The applicant is proposing to operate a small quarry on the subject property. The overall intent is to create fairly large, rectangular sections of stone. Those rocks will then be transported to their final location and cut to the size requested by the buyer. Some blasting will be necessary to create the initial fractures in the bedrock.

After the trees have been cleared, and soil removed and stockpiled, the next step will be to blast the ledge or bedrock. The applicant has stated that blasting will occur very infrequently, twice a year at the very most. Since the intent is to create larger sections of stone, less explosive material will be used, and each "shot" or hole will be widely spaced. All blasting will be roughly 500 feet from any nearby structures; blasting regularly occurs in much closer proximity. All blasting will be performed by licensed contractors after receiving the necessary permits from the Fire Marshal.

The proposed blasting, when correctly done by a licensed contractor, should not damage any nearby structures or affect surface or ground water flows. Surficial drainage patterns will not be substantially altered by the proposed work. The depth and size of the charges will be designed for this specific project, taking in account the distance to nearby structures, to minimize any adverse impacts. Potentially a pre-blast survey will be performed, that inspects nearby foundations for existing damage. And seismographs may be installed, to confirm that the appropriate limits for ground vibration are being met. We do not anticipate any adverse impacts from the proposed blasting.

Sincerely,

Daniel Blanchette, PE LS
J&D Site Designs LLC



January 30, 2026

Mr. Daniel Blanchette, P.E., L.S.
J & D Site Designs, LLC
401 Ravenelle Road
North Grosvenordale, CT 06255

Dear Mr. Blanchette:

Subject: Sightline Distance Plan
Plainfield Pike / Route 14A
Town of Sterling

This office has completed our review of the submitted plans entitled, "Sightline Distance Plan – Plainfield Pike – Sterling, Connecticut" dated June 20, 2025, and last revised January 5, 2026. We find the proposal acceptable with no further comments at this time. However, your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following:

1. Proof of town approval must be submitted prior to the issuance of an encroachment permit.
2. Any future development of this property will require plans to be submitted to this office for review.

As regulated by Connecticut General Statute 13b-17, no work is to commence within the State right of way without first obtaining a DOT encroachment permit. In order to obtain the required encroachment permit, the following documents must be provided:

- Proof of town approval.
- Two complete sets of the latest town-approved plans (40 scale or larger).
- A completed encroachment permit application (State Form PMT-1 Rev. 5/91).
- A Bond on State Form CLA-5 in the amount of \$10,000 in the owner or developer's name.
- Proof of minimum insurance requirements (General Liability of \$1,000,000 and Aggregate of 2,000,000). Insurance may be carried by the contractor.
- A check or money order in the amount of \$100 payable to "Treasurer – State of Connecticut."

These forms, along with additional information, may be obtained at www.ct.gov/dot. This approval is valid for 3 years from the issue date of this letter. If you have any questions in regard to this matter, please contact Mr. Daniel Hutchinson of this office at (860) 823-3114, or by email at daniel.hutchinson@ct.gov.

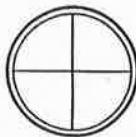
Sincerely,

Daniel P. McBride
Special Services Section Manager
Bureau of Highway Operations

cc: Sterling Planning and Zoning

171 Salem Turnpike
Norwich, CT 06360
860-823-3229

CT.GOV/DOT



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

(860) 423-6371 • (860) 889-2100 • Fax (860) 423-5470

DONALD R. AUBREY, P.E., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

January 9, 2026

Planning and Zoning Commission
Town of Sterling
P.O. Box 157
Oneco, CT 06373-0157

Attn: James Larkin, Town Planner

Re: Second Review Memorandum

Special Permit and Excavation Permit Review
Charles Corson, III – Map 3830 Block 27 Lot 15
Route 14A, Plainfield Pike
TEI Job #25-055

Dear Commissioners,

We received revised plans and supplemental supporting materials from Daniel Blanchette of J&D Civil Designs, LLC on January 5, 2026 and offer the following:

Regulatory Issues:

Project time frames:

- Official date of receipt: September 15, 2025
- Public Hearing opened October 17, 2025
- PUBLIC HEARING CLOSED DECEMBER 15, 2025 (per draft minutes posted on the Town of Sterling Website)
- Action required on or before February 25, 2026

Basis of Regulatory Review (Regulations in effect September 15, 2025)

Zoning Regulations Town of Sterling

Latest Revision: Adopted October 21, 2024;

Effective Date November 18, 2024

We will yield to the advice of the Town Planner but it is our Professional Opinion and experience that no new materials can be considered by the Commission on an application once the Public Hearing has been closed. Therefore since the Public Hearing was closed on December 15th, 2025 that the revised materials received on January 5, 2026 cannot be used as the basis of review for the current application of Charles Corson for a Special Permit for Earth Excavation at the parcel known as Map 3830 Block 27 Lot 15. In our Professional opinion, there are two options available to the Commission; act on the materials that were in the record before the close of the

January 9, 2026

Sterling Planning and Zoning Commission
Special Permit & Excavation Permit Review

Second Review Memorandum

Charles Corson, III – Map 3830 Block 27 Lot 15
Route 14A, Plainfield Pike
TEI Job #25-055
Page 2 of 3

Public Hearing on December 15, 2025 or accept a withdrawal request from the Applicant who could then be able to reapply and begin the process all over with a fresh set of regulatory time frames which are 65 days following the official date of receipt of an application to open the public hearing, 35 days to close the public hearing, and 65 days after the close of the public hearing to act. The Applicant is afforded the opportunity to request time extensions up to a maximum of 65 days to one or more of the regulatory time periods.

Also, the applicable regulations are those that were in force on the date of application and not those that became effective on January 1, 2026.

Pending the outcome of the important regulatory issues raised above, we offer the following comments on the materials received on January 5th, 2025:

1. There are 2 letters from J&D Site Designs, LLC which have “Encroachment Permit for Quarry” in the header neither of which pertain to the required Encroachment Permit. No review comments or approval from District 1 of the Connecticut Department of Transportation have been provided for our review.
2. We disagree with Mr. Blanchette’s assertion that a stormwater permit from the D.E.E.P. is not necessary. The section of the General Permit cited is for construction activities and not industrial activities under which an excavation falls. Should the Commission choose to act on the current application we recommend that a condition of approval be that evidence of an Industrial Stormwater permit be submitted prior to the start of excavation or a letter from the D.E.E.P. indicating that a stormwater permit is not required.
3. Likely the DOT will not issue an Encroachment Permit until there is PZC approval of the application. Again we would recommend a possible condition of approval that no excavation commence on this site until all of the
4. improvements required by the DOT under an Encroachment permit have been completed and that evidence be submitted by the Applicant indicating that those improvements have been successfully completed. We did note that the sightline plans that were previously submitted were not received with the January 5th submission.
5. The signature blocks on the first sheet should be revised to eliminate the box for the endorsement of the Board of Selectman while retaining the line for the expiration date. Note #2 under the restoration phase notes on sheet 5 of 5 should be revised to remove the reference to the “Board of Selectman”.
6. The Applicant’s Engineer has submitted an Erosion and Sediment Control bond estimate in the amount of \$40,250.00. This estimate does not include the cost for the installation of the stone filer berm which is the key element of the Erosion Control Plan. Therefore we would recommend a bond amount of \$50,000.00. A cash deposit of \$5,000.00 is

January 9, 2026

Sterling Planning and Zoning Commission
Special Permit & Excavation Permit Review

Second Review Memorandum

Charles Corson, III – Map 3830 Block 27 Lot 15
Route 14A, Plainfield Pike
TEI Job #25-055
Page 3 of 3

recommended with the balance (\$45,000.00) be provided in the form of a letter of credit or commercial surety in a form acceptable to the Town Treasurer and Town Attorney.

7. Any approval motion considered clearly condition the approval to prohibit any on site processing of materials including screening, sifting, washing or crushing. (See Section 6.03.F.10)
8. We recommend that the Commission review the language contained in Section 7.05.A to determine if the impacts of this proposed excavation are in harmony with the intent of this section especially due to the fact that the home located at 6 Partridge Place was constructed subsequent to the previous 2007 approval of an Excavation Permit on this property.

As always, please feel free to contact us at any time if you have any questions or if you would like us to review new or revised materials associated with this application.

Respectfully Submitted,



Matthew D. Maynard, P.E.
Consulting Town Engineer
Owner Towne Engineering, Inc.



Joseph H. Boucher, M.S., L.S.
For: Towne Engineering, Inc.

Cc: Myron "Jack" Joslyn, First Selectman
Daniel Blanchette, P.E., L.S J&D Site Designs
John Guszkowski, Sterling Zoning Enforcement Officer

January 5, 2025

Town of Sterling
Planning and Zoning Commission
PO Box 157
Oneco, CT 06373-0157

RE: Job # 25041
Encroachment Permit for Quarry
0 Plainfield Pike, Sterling CT

Dear Commissioners:

The following information is provided in response to the review and comment letter we received from Towne Engineering dated October 17, 2025. The following constitutes an itemized response to those comments, including explanations and any necessary revisions. We look forward to working with the commissioners and town staff to get this project approved.

1. The applicant is aware of the excavator on site, and intends to fix the equipment and use it during quarrying operations once the permit has been approved.
2. The attached site plans have been revised to include the existing limits of disturbance. My firm did an independent topographic and boundary survey of the property during the summer of 2025. We used Javad GNSS equipment for the survey, and therefore there are no cut lines and very few benchmarks or other control points visible.
3. The applicant has confirmed that some blasting had occurred on site previously.
4. Noted.
5. The attached plans have been revised to include the existing stockpile of topsoil.
6. Noted.
7. In speaking with the applicant, we believe the previous quarrying activity that occurred towards the south side of the site was done many decades ago, likely before detailed plans and permits were required for that type of activity. Quarrying activities done under the 2007 permit was very minimal, and mostly consisted of site preparation such as clearing trees, improving the access road, and stripping topsoil.
8. The attached Sheet 4 of the plans has been revised to include the correct title block and the notes have been updated to reflect current zoning requirements.
9. The paper prints submitted to the town have been signed and sealed, only the digital PDF's which are identical are unsigned. We can provide you with signed PDFs upon request. Two of the property lines were missing bearings and distances, and those have been added to the revised plans. Since Sheet 3 does not show bearings and distances or

the entire perimeter of the property, we felt it was not appropriate to express a boundary opinion on Sheet 3.

10. My firm was provided with all the CAD and DWG files for the previous 2007 Messier plans, included topographic shots. We then performed our own topographic survey of the area proposed for excavation, to confirm the site conditions had not changed. The topography shown on our plans should conform to Class T-2 standards, and is based on the latest NAVD88 datum. The plans have been updated to include a benchmark just west of the excavation area. Additional bench marks can be installed upon request from the contractor.
11. The attached plans have been revised to include a detail for the paved parking pad and to show the proposed clearing limits. We do not believe any improvements are necessary for the existing haul road or gravel driveway, other than some minor trimming of brush. The road has been used to transport heavy machinery for many years already and is in good condition. The details for the swale and check dam are included "just in case," if the contractor feels they might be necessary due to some unforeseen circumstance.
12. An updated E&S cost estimate is attached.
13. We are currently working with DOT to achieve their requested sight distances. The attached plans have been revised to include the culvert you requested.
14. Regulation Compliance
 - a. The list of abutters within 300 feet was included with our original submission to the town, but perhaps it got lost along the way. We will re-send it with this submission.
 - b. We will include a brief report discussing the proposed blasting with this submission.
 - c. We do not believe a DEEP stormwater permit is required. Since the total area of distance is under 5 acres, this should be considered a "locally approvable small construction activity" as described in Section 2.5.3 of the General Permit. If a DEEP permit is required, of course J&D will submit the necessary paperwork after receiving all town approvals.
 - d. When preparing the cover sheet to show homes within 1000' feet of the site, we used the base mapping on the town's GIS, which apparently shows most houses but not all of them. The cover sheet has been revised accordingly, using the latest aerial photography. Please let us know if we missed any specific houses.
 - e. A new sheet 4 has been added to include cross sections of the proposed excavation activities.
 - f. The attached plans have been revised to include the correct hours of operation.
 - g. The signature blocks on Sheet 1 have been revised to include an expiration date.
 - h. A cost estimate for erosion controls and site restoration is included with this submission.
 - i. This was discussed at the previous P&Z meeting. After excavation is complete, there is adequate space at the north of the site, towards the road, for a future house or other use. At least 3 acres of good buildable land should be available for future development. Additionally, the proposed excavation will not create any steep or hazardous slopes that would pose a danger to future owners.
 - j. The restoration notes have been revised to specify 4" of topsoil and 8" of subsoil, in accordance with the regulations.
 - k. The NDDB area has been added Sheet 1 of the revised plans.

15. The applicant explained in greater detail at the previous P&Z Commission meeting the exact procedure for rock removal. The zoning regulations do not allow for "screening, sifting, washing, and crushing" within 1,000' of a residence, as that work is very loud and presents a noise pollution issue for neighbors. None of those loud activities, especially screening and crushing, are proposed with this application. The activity will include occasional blasting, perhaps once or twice a year, to create relatively large sections of stone. The largest rocks may be further split by hand. Then the rocks will be loaded into a dump truck or storage container, and removed from the site. Noise pollution should be fairly minimal, the loudest activities will be from typical excavator operation, and placing rocks into the storage containers. The goal is to remove fairly large, rectangular sections of stone, that can be transported to a final location and then cut to size. As such, very little "processing" of stone will occur on site, and noise pollution should be fairly minimal compared with a typical quarry or gravel plant.

We thank you for your attention to this matter, and look forward to your reply. Please do not hesitate to contact me with additional questions or concerns.

Sincerely,

Daniel Blanchette, PE LS
J&D Site Designs LLC



Town of Sterling, CT

Town of Sterling
1183 Plainfield Pike P.O. Box 157



OneCo.CT 06377

11/09/2025

SUBDIVISION APPLICATION

25-2SA

Subdivision Re-Subdivision Modification to Subdivision Plan

Applicant Information

Name: Judi Iafrate

Address: 80 Porter Pond Rd Moosup CT 06354

Phone: 8607108628 Fax: _____

Email: Truddie42@aol.com

Legal Interest: _____

Owner Information

Name: IAFRATE FRED A + JUDITH

Address: 80 PORTER POND RD MOOSUP, CT 06354

Phone: 8607108628 Fax: _____

Email: _____

Attached is documentation verifying ownership of the property. (Required)

Subdivision Specifications

Subdivision Name: _____

Address: 80 PORTER POND RD

Zone: _____ Assessor's Map and Lot #: 03646 0010

Is the subject parcel within 500 ft. of the Town boundary? Yes No

Total Acreage: _____ Proposed Number of Building Lots: 1

Total Acreage of Open Space: _____ Total Acreage of Conservation Easement: _____

(Attach open space calculations showing compliance to the Subdivision Regulations)

New Roads:

Name: _____ Length: _____

Name: _____ Length: _____

Name: _____ Length: _____

Subdivision Specifications (cont.)

Water Supply: _____

Approved by Local Health District: yes no n/a

Approved by State Health Department: yes no n/a

Sewage Disposal: _____

Approved by Local Health District: yes no n/a

Approved by State Health Department: yes no n/a

Is the property subject to Wetland Regulations? yes no

Signs

Will any signs be erected? yes no

Location: _____

Nature of Lighting: _____ Size: _____

Parties of Interest*

Engineer/ Architect Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Timeline

Proposed Date to Commence Construction: _____ Proposed Date of Completion: _____

Additional Information for Re-Subdivisions

Date of Approval of Original Subdivision: _____

Date filed with the Town Clerk: _____ Map #: _____

Fees

\$ 150.00 (Town Fee) + \$ 60.00 (State Fee) + \$10.00 (Processing) = \$ 220.00
(Payable to the Town)

See Subdivision Application Fee Schedule here:

<https://www.sterlingct.us/DocumentCenter/View/265/Subdivision-Fees---Effective-Revision-May-10-2008-PDF>

Signatures

The undersigned hereby applies for the approval of the Plan for the aforesaid subdivision and development and in consideration of such approval, covenants and agrees with the Town, as represented by the Planning and Zoning Commission, that:

- He will install such utilities as required, including storm drainage facilities, sewage systems, and comply with such other reasonable requirements as may be made by the Planning and Zoning Commission.
- He will complete all streets in the development or abutting thereon to the satisfaction of the Selectmen within _____ months from the date of final approval of this request.
- He will file a surety and performance bond, or savings account assignment bond, or cash bond in the amount stipulated in the approval by the Planning and Zoning Commission.
- He will convey to the Town by warranty deed all parcels of land for roads and for open space required by the Planning and Zoning Commission.
- He will grant to the Town perpetual unrestricted easements for drainage rights-of-way, and for areas designated as open space.
- He is familiar with the Zoning Regulations and the Subdivision Regulations of the Town and that this subdivision meets all requirements therein.
- He authorizes members of the Commission and Town staff to walk on the property for purposes of site inspections associated with this application.

Dated this 10 day of November, 2025

Signature of Owner(s) IAFRATE FRED A + JUDITH 11/09/2025

Signature of Applicant(s) Department Signed 11/12/2025

**Town of Sterling
ZONING BOARD OF APPEALS**

Variance Approval – ZBA 25-02

THIS DOCUMENT MUST BE FILED WITH THE STERLING TOWN CLERK TO BE RECORDED IN THE LAND RECORDS IN ORDER FOR THIS VARIANCE TO BE EFFECTIVE. (\$60.00 FEE)

OWNER OF RECORD: Fred and Judith Iafrate

DESCRIPTION OF PROPERTY:

80 Porter Pond Rd.
No. Street Name

3646 27 10 165 40
Map(s) Block(s) Lot(s) Volume(s) Page(s)

EFFECTIVE DATE OF DECISION PROVIDED DOCUMENT IS RECORDED:

NATURE OF VARIANCE:

Relief from Sterling Zoning Regulations Section 4.02.C. Shape and Location of Minimum Buildable Area "For lots requiring a minimum buildable area of 30,000 square feet, a rectangle having a minimum dimension of 150 feet by 150 feet must be capable of fitting within the designated buildable area." be reduced by 10 feet to 140 feet.

STERLING ZONING REGULATION WHICH WAS VARIED: Section 4.02.C. Shape and Location of Minimum Buildable Area

EXCEPTIONAL DIFFICULTY OR UNUSUAL HARDSHIP UPON WHICH THE DECISION IS BASED: The hardship being the odd geometry of the existing property boundaries and the pond being in the middle of the property creating a situation that is not found generally in other residential properties in Sterling.

I certify that the above is a true record of the variance granted for the subject property.

May 27th, 2025
Date


Stephen Offiler, Chairman ZBA

RECEIVED FOR RECORD
JUL 08, 2025 at 01:17 PM
Heather R. George
TOWN CLERK
Sterling, CT



NORtheast DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

MAY 24 2023

May 10, 2023

Fred A. & Judith Iafrate
80 Porter Pond Road
Sterling, CT 06354

SUBJECT: FILE #4003457 - PORTER POND ROAD #80, MAP #3646, BLOCK #27, LOT #10-1, STERLING, CT

Dear Fred A. & Judith Iafrate:

Upon review of the subdivision plan, (PROVOST & ROVERO, INC., JOB# 223008, IAFRATE, DRAWN 05/03/2023) submitted to this office on 5/9/2023 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lot: 2 require that a Professional Engineer design and submit individual plot plan for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. Footing drain on Lot: 2 must be relocated on Professional Engineer's design to meet 25 feet separation distance.
4. If the proposed septic area is moved, additional testing may be required
5. A deep test pit is required for Lot: 2 in the area of the proposed septic system for verification of soil conditions. A fee of \$110.00 for additional soil testing must be remitted prior to the sanitarian conducting the test.

Be advised you must receive approval from the appropriate commissions in the Town of Sterling prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Donovan Moe

Donovan Moe, EHS
Environmental Health Specialist-NDDH

cc: Town of Sterling; Provost & Rovero, Inc.

June 22, 2023

I. Call to Order: The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 6:05 pm by Acting Chair Roger Gibson. Members present: James Hawkins Jr, Richard McGarry, Howard Haggerty, Alternate Louis Sansone
Members absent: Kimberly Gunn, Jenn Mossner, Brad Herman
Staff present: Joe Theroux

II. Pledge of Alliance: All in attendance rose and recited Pledge of Alliance.

III. Audience of Citizens: Lincoln Cooper, Jennifer Knight

IV. Addition to Agenda: Corrections to May 25th meeting. Added Acting Chairman to the word Chairman. Corrected Robert Gibson to Roger Gibson. Added the word alternate in front L. Sansone added for Brad Herman.

V. Approval of Minutes: R. Gibson requested a motion to approve the corrected monthly meeting minutes of May 25,2023 1st motion J. Hawkins Jr and 2nd motion L. Sansone motion passed.

VI. Correspondence: None

VII. Unfinished Business:

- a. Application by Fred A. Iafrate & Judith Iafrate Proposed 2 Lot Re subdivision 80 Porter Pond Rd (3646-027-0010).
-R. Gibson requested a motion to approve application 1st motion R. McGarry 2nd motion L. Sansone motion passed. After the motion passed audience member Jennifer Knight, neighbor of with abutting property line, posed the question if the permitted approved land could be subdivided in the future if sold. Joe Theroux answered no it cannot be subdivided any more than it already is.
b. Election of Officers, R. Gibson requested it be delayed to the next meeting all officers were not in. Will put on Agenda for July 27th meeting.

VIII. New Business: None

IX. Agents Report:

1. Violations: None

2. Other Issues:

- a. Andrew Krauss has two lots done of the bumper (signage indicating Inlands & Wetlands area) signs on Snake Meadow Rd. J. Theroux stated he inspected them June 22, 2023, no issues with the bumpers. He is going with more on Main St presently.
b. Owner of 210 Snake Meadow Rd wants to move his driveway it is a safety issue presently. J. Theroux met with him June 22, 2023, to see potential impact on the Wetlands area nearby. They will continue to work together.

X. Any Other Business to Come Before the Commission: None

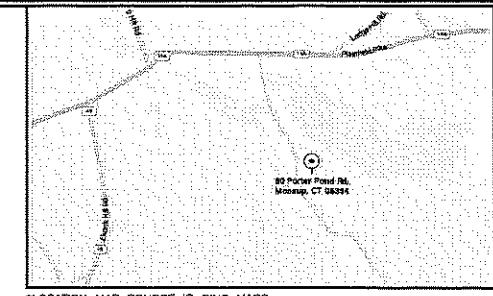
XI. Adjournment: R. Gibson requested a motion to adjourn. H. Haggerty made 1st motion, R. McGarry made 2nd to adjourn at 6:24 pm. All voted in favor of the motion.

Attest: *Erika K Lorange*

Erika K. Lorange Recording Se

MAP REFERENCES

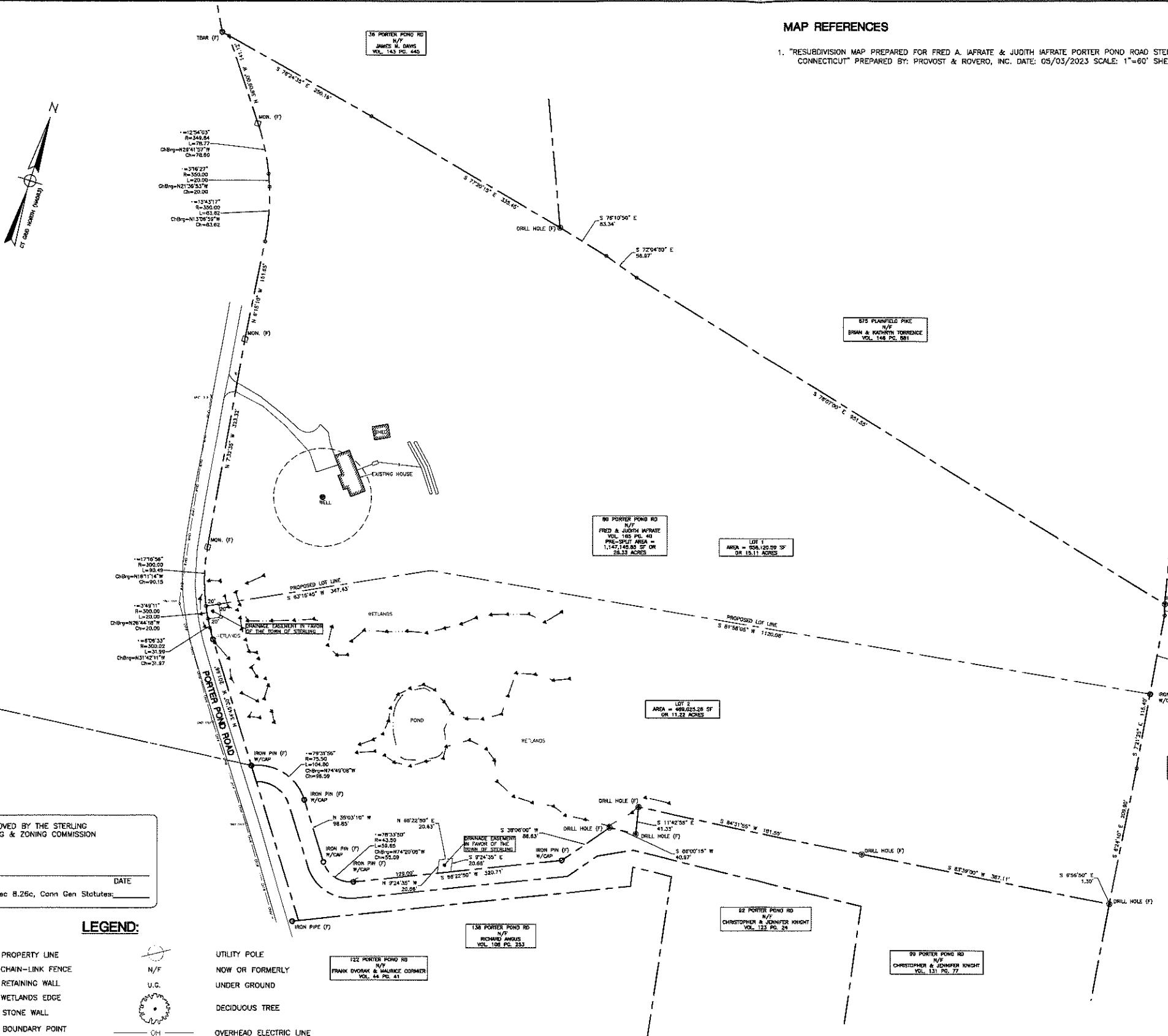
1. "RESUBDIVISION MAP PREPARED FOR FRED A. IAFRATE & JUDITH IAFRATE PORTER POND ROAD STERLING, CONNECTICUT" PREPARED BY: PROVOST & ROVERO, INC. DATE: 05/05/2023 SCALE: 1"=60' SHEET NO. 1-3 OF 3



*LOCATION MAP SOURCE IS BING MAPS
LOCATION MAP
(NOT TO SCALE)

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-3006-1 THRU 20-3006-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: BOUNDARY SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: RESURVEY
 - C. HORIZONTAL ACCURACY: A-2
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: N/A
 - D. INTENT TO DEPICT BOUNDARY INFORMATION A PROPOSED RESUBDIVISION FOR THE SUBJECT PARCEL
2. DATE OF LATEST FIELD WORK: OCTOBER 2025
3. HORIZONTAL ORIENTATION IS CT NAD 83 BASED ON FIELD GPS OBSERVATIONS
4. BOUNDARY LINES OF ADJOINING PROPERTIES ARE NOT TO BE CONSTRUED AS HAVING BEEN THE RESULT OF A FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
5. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
6. STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
7. WETLANDS LOCATION DERIVED FROM MAP REFERENCE #1
8. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR



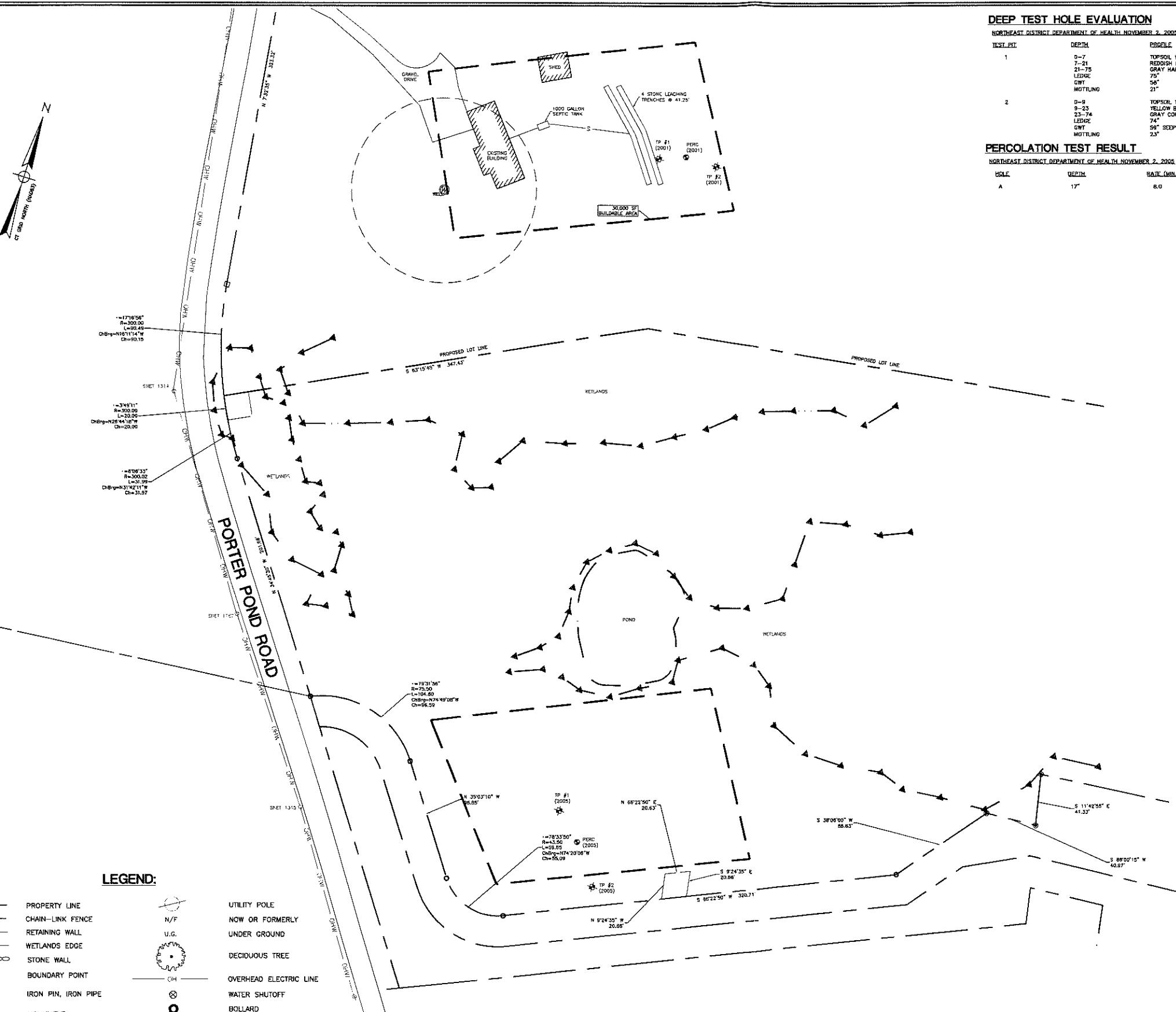
TO MY KNOWLEDGE AND BELIEVE THIS PLAN IS SUBSTANTIALLY
CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVRIE, L.L.S. #70454

No.	DATE	REVISION
80 PORTER POND RD		
RESUBDIVISION PLAN		
STERLING, CONNECTICUT		

Project No. 8248
Proj. Surveyor R.J.C.
Date: 10/29/25
Sheet No. 1

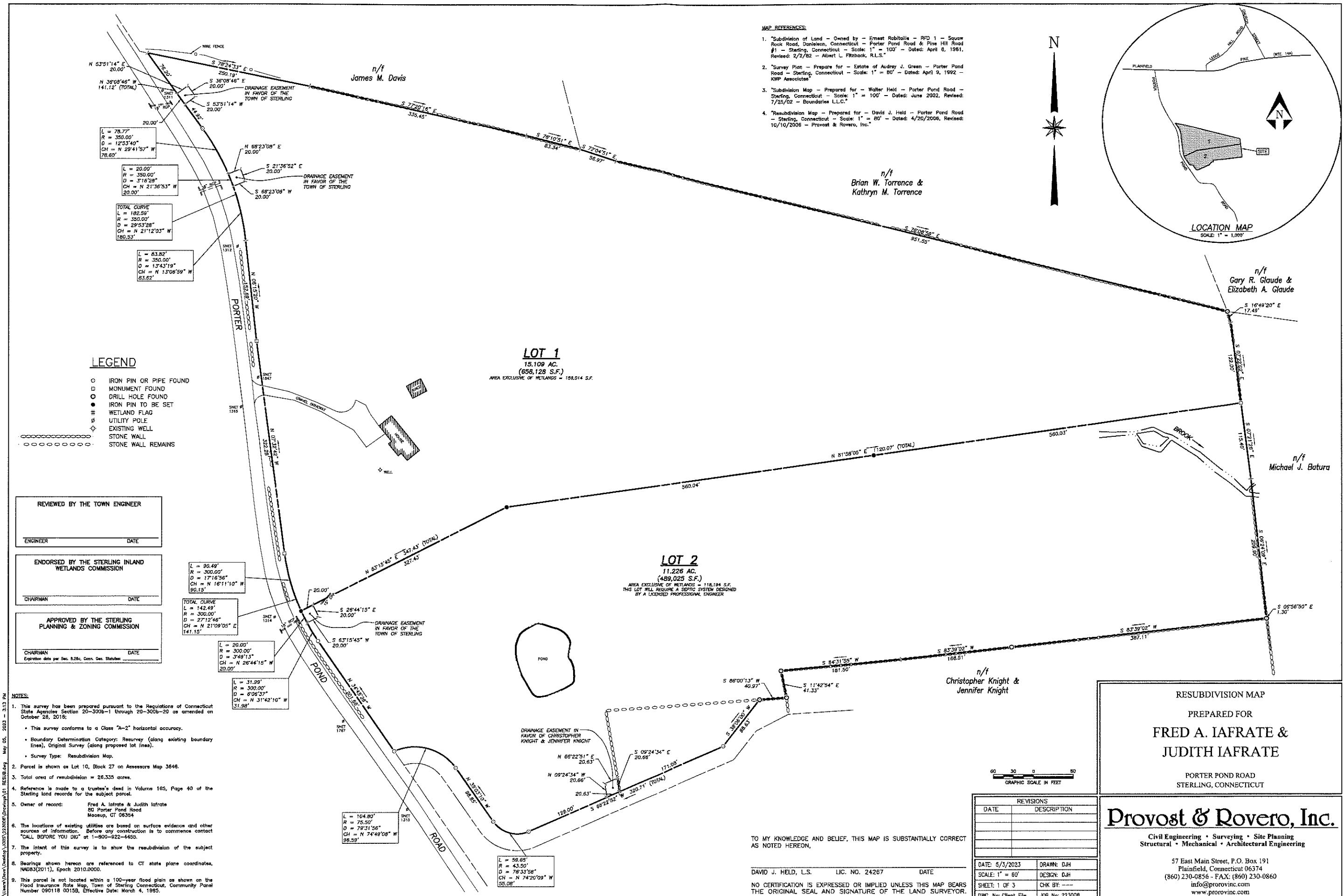
STATE OF CONNECTICUT
R. J. CHEVRIE
LICENCED
LAND SURVEYOR
No. 70454

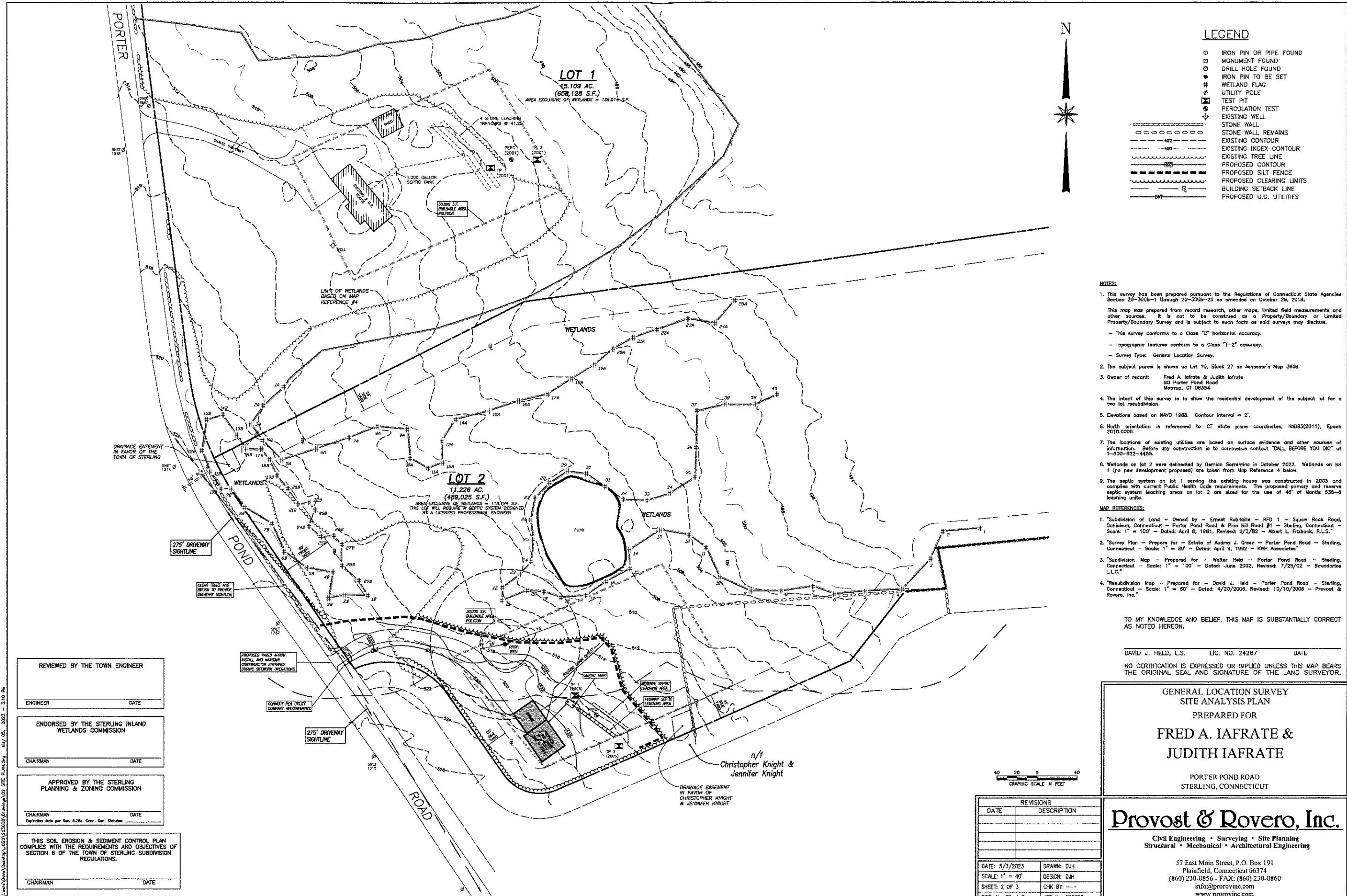


DEEP TEST HOLE EVALUATION

NORTHEAST DISTRICT DEPARTMENT OF HEALTH NOVEMBER 2, 2001

TEST PIT	DEPTH	PROFILE
1	0-7 7-11 11-15 15-19 19-23 23-27 27-31 31-35 35-39 39-43 43-47 47-51 51-55 55-59 59-63 63-67 67-71 71-75 75-79 79-83 83-87 87-91 91-95 95-99 99-103 103-107 107-111 111-115 115-119 119-123 123-127 127-131 131-135 135-139 139-143 143-147 147-151 151-155 155-159 159-163 163-167 167-171 171-175 175-179 179-183 183-187 187-191 191-195 195-199 199-203 203-207 207-211 211-215 215-219 219-223 223-227 227-231 231-235 235-239 239-243 243-247 247-251 251-255 255-259 259-263 263-267 267-271 271-275 275-279 279-283 283-287 287-291 291-295 295-299 299-303 303-307 307-311 311-315 315-319 319-323 323-327 327-331 331-335 335-339 339-343 343-347 347-351 351-355 355-359 359-363 363-367 367-371 371-375 375-379 379-383 383-387 387-391 391-395 395-399 399-403 403-407 407-411 411-415 415-419 419-423 423-427 427-431 431-435 435-439 439-443 443-447 447-451 451-455 455-459 459-463 463-467 467-471 471-475 475-479 479-483 483-487 487-491 491-495 495-499 499-503 503-507 507-511 511-515 515-519 519-523 523-527 527-531 531-535 535-539 539-543 543-547 547-551 551-555 555-559 559-563 563-567 567-571 571-575 575-579 579-583 583-587 587-591 591-595 595-599 599-603 603-607 607-611 611-615 615-619 619-623 623-627 627-631 631-635 635-639 639-643 643-647 647-651 651-655 655-659 659-663 663-667 667-671 671-675 675-679 679-683 683-687 687-691 691-695 695-699 699-703 703-707 707-711 711-715 715-719 719-723 723-727 727-731 731-735 735-739 739-743 743-747 747-751 751-755 755-759 759-763 763-767 767-771 771-775 775-779 779-783 783-787 787-791 791-795 795-799 799-803 803-807 807-811 811-815 815-819 819-823 823-827 827-831 831-835 835-839 839-843 843-847 847-851 851-855 855-859 859-863 863-867 867-871 871-875 875-879 879-883 883-887 887-891 891-895 895-899 899-903 903-907 907-911 911-915 915-919 919-923 923-927 927-931 931-935 935-939 939-943 943-947 947-951 951-955 955-959 959-963 963-967 967-971 971-975 975-979 979-983 983-987 987-991 991-995 995-999 999-1003 1003-1007 1007-1011 1011-1015 1015-1019 1019-1023 1023-1027 1027-1031 1031-1035 1035-1039 1039-1043 1043-1047 1047-1051 1051-1055 1055-1059 1059-1063 1063-1067 1067-1071 1071-1075 1075-1079 1079-1083 1083-1087 1087-1091 1091-1095 1095-1099 1099-1103 1103-1107 1107-1111 1111-1115 1115-1119 1119-1123 1123-1127 1127-1131 1131-1135 1135-1139 1139-1143 1143-1147 1147-1151 1151-1155 1155-1159 1159-1163 1163-1167 1167-1171 1171-1175 1175-1179 1179-1183 1183-1187 1187-1191 1191-1195 1195-1199 1199-1203 1203-1207 1207-1211 1211-1215 1215-1219 1219-1223 1223-1227 1227-1231 1231-1235 1235-1239 1239-1243 1243-1247 1247-1251 1251-1255 1255-1259 1259-1263 1263-1267 1267-1271 1271-1275 1275-1279 1279-1283 1283-1287 1287-1291 1291-1295 1295-1299 1299-1303 1303-1307 1307-1311 1311-1315 1315-1319 1319-1323 1323-1327 1327-1331 1331-1335 1335-1339 1339-1343 1343-1347 1347-1351 1351-1355 1355-1359 1359-1363 1363-1367 1367-1371 1371-1375 1375-1379 1379-1383 1383-1387 1387-1391 1391-1395 1395-1399 1399-1403 1403-1407 1407-1411 1411-1415 1415-1419 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2219-2223 2223-2227 2227-2231 2231-2235 2235-2239 2239-2243 2243-2247 2247-2251 2251-2255 2255-2259 2259-2263 2263-2267 2267-2271 2271-2275 2275-2279 2279-2283 2283-2287 2287-2291 2291-2295 2295-2299 2299-2303 2303-2307 2307-2311 2311-2315 2315-2319 2319-2323 2323-2327 2327-2331 2331-2335 2335-2339 2339-2343 2343-2347 2347-2351 2351-2355 2355-2359 2359-2363 2363-2367 2367-2371 2371-2375 2375-2379 2379-2383 2383-2387 2387-2391 2391-2395 2395-2399 2399-2403 2403-2407 2407-2411 2411-2415 2415-2419 2419-2423 2423-2427 2427-2431 2431-2435 2435-2439 2439-2443 2443-2447 2447-2451 2451-2455 2455-2459 2459-2463 2463-2467 2467-2471 2471-2475 2475-2479 2479-2483 2483-2487 2487-2491 2491-2495 2495-2499 2499-2503 2503-2507 2507-2511 2511-2515 2515-2519 2519-2523 2523-2527 2527-2531 2531-2535 2535-2539 2539-2543 2543-2547 2547-2551 2551-2555 2555-2559 2559-2563 2563-2567 2567-2571 2571-2575 2575-2579 2579-2583 2583-2587 2587-2591 2591-2595 2595-2599 2599-2603 2603-2607 2607-2611 2611-2615 2615-2619 2619-2623 2623-2627 2627-2631 2631-2635 2635-2639 2639-2643 2643-2647 2647-2651 2651-2655 2655-2659 2659-2663 2663-2667 2667-2671 2671-2675 2675-2679 2679-2683 2683-2687 2687-2691 2691-2695 2695-2699 2699-2703 2703-2707 2707-2711 2711-2715 2715-2719 2719-2723 2723-2727 2727-2731 2731-2735 2735-2739 2739-2743 2743-2747 2747-2751 2751-2755 2755-2759 2759-2763 2763-2767 2767-2771 2771-2775	





Town of Sterling

Zoning Enforcement Officer Report

1. 261 River Road

A Request for Compliance letter was issued to the property owner at 261 River Road regarding ongoing excavation activity. The letter directs cease of excavation activities, or to cease operations until a Special Permit for excavation is reviewed and approved in accordance with the Zoning Regulations of the Town of Sterling.

2. 1092 & 1100 Plainfield Pike

Variance approvals were granted for a proposed lot line adjustment between the properties located at 1092 and 1100 Plainfield Pike. Relief was approved from Section 4.02(c) regarding the required 150-foot by 150-foot building rectangle, and a variance from Section 4.01 was approved for the property at 1100 Plainfield Pike.

3. Residential Zoning Approvals

Two applications for single-family residential dwellings were reviewed and approved for zoning compliance. The approved locations are Sterling Ridge Lane and Margaret Henry Road.

4. Accessory Dwelling Unit (ADU) Inquiries

Responded to an inquiry regarding the conversion of existing garages into Accessory Dwelling Units. Information was provided concerning zoning requirements, permitting procedures, and applicable regulations.

5. 0 Plainfield Pike – Excavation Site (Corson)

Correspondence was conducted with abutting property owners regarding the excavation activity at 0 Plainfield Pike. Communications addressed zoning compliance concerns and provided clarification regarding the permitting process.

As always, please feel free to contact us at zeo@sterlingct.us