

Sterling Planning & Zoning Commission

Regular Meeting Agenda

Monday-January 12, 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. 2025 November 17th Public Hearing Minutes

Documents:

[PLANNING AND ZONING 11.17.25 PUBLIC HEARING MINUTES.PDF](#)

- b. 2025 November 17th Regular Meeting Minutes-Amendment Needed

Documents:

[PLANNING AND ZONING 11.17.25 REGULAR MEETING MINUTES.PDF](#)
[PLANNING AND ZONING 11.17.25 REGULAR MEETING MINUTES \(AMENDED\).PDF](#)

- c. 2025 December 15th Special Meeting Minutes

Documents:

[PLANNING AND ZONING 12.15.25 SPECIAL MEETING MINUTES.PDF](#)

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

Documents:

[CHARLES CORSON III-APPLICATION.PDF](#)
[25041 CORSON - EXCAVATION PLAN 2026-01-05.PDF](#)
[25041 CORSON - MEMO ON BLASTING.PDF](#)
[ABUTTERS LIST 300 FEET.PDF](#)
[25041 CORSON - BOND ESTIMATE.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

7. New Business

- a. Consider & Act On Boards & Commissions Questionnaire-Judith Stumpo-Planning & Zoning Commission
- b. Consider & Act On Boards & Commissions Questionnaire-Ed Adams-Planning & Zoning Commission

8. ZEO Report

Documents:

[ZEO REPORT JANUARY 2026.PDF](#)

- a. E&S Inspection Report Strmiska Excavation, 140 Newport Road, Sterling, CT

Documents:

[23-111 STRMISKA DEC 24 2025 E AND S INSP ZEO.PDF](#)

9. Any Other Business To Come Before The Planning & Zoning Commission

- a. Election Of Officers
- b. Regulation Priorities

10. Audience Comments

11. Adjournment

Join Zoom Meeting

Register in advance for this meeting:

https://us06web.zoom.us/meeting/register/7ybXGp0tSR6F35c6w8Z_xw

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, NOVEMBER 17, 2025, 6:00 P.M.**

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

Members Absent: Jon Turban, with notice

Alternate Members Present: none

Staff Present: Consulting Planner Jim Larkin and Revenue Collector Judy Stumpo

Call to Order: J. McLevy called the meeting to order at 6:00 pm.

J. McLevy read the Notice of Public Hearing and opened the floor to public comments on Item 1, P&Z proposed Text Amendments to Zoning and Subdivision Regulations (Continued from October 20, 2025 Public Hearing). There were no comments. S. Thompson made a motion to close the Public Hearing as to the proposed Text Amendments, seconded by J. Angelone; motion carries 3-0.

J. Larkin, Consulting Planner, addressed the Special Permit- Earth Excavation, 0 Plainfield Pike (RT 14A) Map 3830 Block 27 Lot 15, Charles Corson III. This application may not be heard or discussed at this Public Hearing as the abutters were not notified by the applicant in a timely manner and have not had the full benefit of time to attend the Public Hearing. One member of the public was present, David Hampshire.

J. McLevy accepted Mr. Hampshire's letter at 6:18 pm, with the understanding that this may not be discussed at this meeting.

A Public Hearing will be recommended at the November 17, 2025 Planning and Zoning Regular Meeting for December 15, 2025 at a time to be set during this meeting.

S. Thompson made a motion to adjourn the Public Hearing at 6:28 pm, seconded by J. Angelone; motion carries 3-0.

Respectfully Submitted:

Judith Stumpo
Recording Secretary

STERLING PLANNING & ZONING COMMISSION MEETING
REGULAR MEETING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, NOVEMBER 17, 2025, 6:30 P.M.

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

Members Absent: Jon Turban, with notice

Alternate Members Present: none

Staff Present: Consulting Planner Jim Larkin and Revenue Collector Judy Stumpo

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:** David Hampshire expressed his concerns about the Special Permit, Earth Excavation application. He is aware of the Public Hearing scheduled for Monday, December 15, 2025 within the Special Meeting of the same date.
- II. **Approval of Minutes:** Approval of October 20 2025 Public Hearing Minutes; S. Thompson made a motion, seconded by J. Angelone, to approve the minutes as presented. Motion carries 2-0-1. Regular Meeting Minutes: S. Thompson made a motion, seconded by J. Angelone, to approve the minutes as presented. Motion carries 3-0.
- III. **Correspondence:** J. McLevy read Peter Grillo's resignation letter, dated and effective November 10, 2025, from the Planning and Zoning Commission and the Economic Development Commission. The Board of Selectmen will read the letter on 11/19/25.
- 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.** J. Larkin, Consulting Planner, reported that the applicant failed to provide timely abutter's notices therefore this may not move forward; additionally, the State DOT has not yet responded to applicant regarding encroachment. S. Thompson made a motion to hold a Special Planning and Zoning Commission meeting on Monday, December 15, 2025 at 6:30 pm; and hold a Public Hearing in that meeting to hear this Application; seconded by J. Angelone; motion carries 3-0.
 - B. **PZ Proposed Text Amendments Zoning Regulations.** S. Thompson made a motion to approve the Planning and Zoning Text Amendments to Zoning Regulations as presented at the Public Hearing of Monday, November 17, 2025, effective January 1, 2026; seconded by J. Angelone; motion carries 3-0.

C. **PZ Proposed Text Amendments Subdivision Regulations.** S. Thompson made a motion to approve the Planning and Zoning Text Amendments to Subdivision Regulations as presented at the Public Hearing of Monday, November 17, 2025, effective January 1, 2026; seconded by J. Angelone; motion carries 3-0.

V. **New Business:**

- a. **Election of Officers.** S. Thompson made a motion, seconded by J. Angelone, to table until the Special Meeting scheduled on December 15, 2025, as J. Turban is not present. Motion carries 3-0.
- b. **2026 Meeting Schedule** – S. Thompson made a motion, seconded by J. Angelone, to approve the Meeting Schedule as presented. Motion carries 3-0.
- c. Subdivision Application of Judi and Fred Iafrate was received through PermitLink on time, however was not included on this agenda. S. Thompson made a motion to accept the application and include as New Business Agenda item 7.c., motion seconded by J. Angelone, motion carries 3-0. J. Larkin, Consulting Planner, for the record; this is a second resubdivision of a prior subdivision; ZBA granted a 10' variance to the buildable area. This will require a Public Hearing. S. Thompson made a motion, seconded by J. Angelone, to hold a Public Hearing, within the next Regular Meeting on January 12, 2026 for Agenda Item 7.c., application for subdivision; motion carries 3-0. S. Thompson made a motion, seconded by J. Angelone, to table discussion of 7.c. until the Public Hearing; motion carries 3-0.

VI. **ZEO Report:** Report was reviewed.

VII. **Audience Comments:** David Hampshire had general questions about the Commission members and their roles. J. Larkin explained his role as Consulting Planner through NECCOG.

VIII. **Other Business:**

- a. **Regulation Priorities:** Discussion of Section 4.03 will be at the next regular meeting.

IX. **Adjournment:** S. Thompson made a motion, seconded by J. Angelone, to adjourn the meeting at 7:18 pm; motion carries 3-0.

Respectfully Submitted:

Judith Stumpo
Recording Secretary

STERLING PLANNING & ZONING COMMISSION MEETING
REGULAR MEETING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, NOVEMBER 17, 2025, 6:30 P.M.
AMENDED

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

Members Absent: Jon Turban , with notice

Alternate Members Present: none

Staff Present: Consulting Planner Jim Larkin and Revenue Collector Judy Stumpo

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.

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VI. **ZEO Report:** Report was reviewed.

VII. **Audience Comments:** David Hampshire had general questions about the Commission members and their roles. J. Larkin explained his role as Consulting Planner through NECCOG.

VIII. **Other Business:**

- a. **Regulation Priorities:** Discussion of Section 4.03 will be at the next regular meeting.

IX. **Adjournment:** S. Thompson made a motion, seconded by J. Angelone, to adjourn the meeting at 7:18 pm; motion carries 3-0.

Respectfully Submitted:

Judith Stumpo
Recording Secretary

**STERLING PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, DECEMBER 15, 2025, 6:30 P.M.**

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

Members Absent: John Angelone, with notice

Alternate Members Present: N/A

Staff Present: Selectman Pattie Massey, Revenue Collector Judy Stumpo

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. **Public Hearing:** The Public Hearing was called to order at 6:31pm.
 - a. **Special Permit – Earth Excavation, 0 Plainfield Pike (RT 14A), Charles Corson, Continued from November 17, 2025:** Charles Corson, III and Daniel Blanchette PE for JD Site Design representing C. Corson reviewed the Gravel Excavation Plan, as well as each of the comments, observations and suggestions put forth in Towne Engineering Inc's October 17, 2025 letter to the Planning and Zoning commission.
 - b. Patricia Hoffman, 6 Partridge Drive, Sterling, CT – abutting property owner asked for general information as to how this operation may have an impact on her property, specifically concerned with any damage that could occur to her foundation from blasting. Mr. Corson explained the process and that the need to blast should be only every couple of years because of the type of product they are looking to produce.
 - c. Pattie Massey, Selectman – questioned the traffic impact to Route 14A; the project is requesting a maximum of 10 truck trips per day, which is the equivalent of 5 trucks loading per day; this is a State Highway, therefore it is the State of Connecticut's responsibility to maintain the road.
 - d. David Hampshire's letter of November 17, 2025 opposing the approval of the Special Permit was read into the record.
 - e. S. Thompson made a motion to close the public hearing at 6:51 pm; seconded by J. Turban; motion carried 3-0.
- II. **Unfinished Business:** 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.** D. Blanchette of J&D Site Designs, LLC discussed each of the comments, observations and suggestions from Towne Engineering Inc's October 17, 2025 letter reviewing the Gravel Excavation Plan and Sightline Distance Plan for the Excavation/Quarry Permit. Mr. Blanchette will respond to Towne Engineering formally on each point in a timely manner, thereby allowing Towne Engineering LLC the opportunity for an additional review. Mr. Corson requested an extension of the application to the next regular meeting of the Planning and Zoning Commission, scheduled for January 12, 2026. S. Thompson made a motion to approve the extension requested to the January 12, 2026 meeting; seconded by J. Turban; motion carried 3-0.
- III. **Adjournment:** S. Thompson made a motion, seconded by J. Turban, to adjourn the meeting at 7:48 pm; motion carries 3-0.

Respectfully Submitted:

Judith Stumpo
Recording Secretary



Town of Sterling

Town Hall

1183 Plainfield Pike

P.O. Box 157

Oneco, Connecticut 06373-0157

Selectmen: 564-2904

EXCAVATION ORDNANCE APPLICATION

Town Clerk: 564-2657

THIS FORM MUST BE COMPLETELY FILLED OUT BY THE APPLICANT
(Please type or print legibly)

DATE June 16, 2025 IF RENEWAL DATE OF ORIGINAL APPROVAL

APPLICANT Charles Corson TEL. 860 765 1582

MAILING ADDRESS 160 Sterling Road, Sterling CT 06377 FAX _____

OWNER OF RECORD Estate of Charles Corson JR TEL. _____

MAILING ADDRESS 160 Sterling Road, Sterling CT 06377 FAX _____

APPLICANT'S INTEREST IN PROPERTY: ✓ OWNER LESSEE LESSOR OTHER

APPLICANT'S AGENT Daniel Blanchette, PE LS TEL. _____

MAILING ADDRESS 401 Ravenelle Road, N. Gros. CT 06255 FAX _____

APPLICANT'S ENGINEER/LAND SURVEYOR Daniel - J&D Site Designs LLC

TEL. 860-923-2920 FAX _____ REG. # PE #31338

LOCATION OF SUBJECT PROPERTY: ASSESSOR'S MAP 3830 BLOCK 27 LOT 15

STREET ADDRESS 0 Plainfield Pike CURRENT DEED VOL. 165 PAGE 634

DESCRIBE PROPOSED EXCAVATION: The applicant is seeking approval to remove stone from a 4 acre portion of the subject property. The site has historically been used as a quarry. The applicant and Messier Associates had submitted a similar application for excavation in 2006. The current application is substantially similar to the 2006 application.

ACTIVITIES PROPOSED: (YES OR NO) Yes BLASTING Yes ROCK SPLITTING
No CRUSHING No SCREENING No WASHING

DESCRIBE PROPOSED USE OF PROPERTY AFTER EXCAVATION HAS BEEN COMPLETED:
vacant

TOTAL AREA OF PROPERTY 25.56 acres AREA OF EXCAVATION 4 acres

PROPOSED TOTAL EXCAVATION VOL. _____ ANNUAL EXCAVATION VOL. _____

DURATION OF PERMIT REQUESTED: 5 YEARS

PROPOSED DAYS & HOURS OF OPERATION: Mon-Fri, 7-5 and Sat 8-12

MATERIAL(S) TO BE REMOVED: rock and stone

THE UNDERSIGNED APPLICANT AND LAND OWNER HEREBY CONSENT TO NECESSARY AND PROPER INSPECTIONS OF THE ABOVE PROPERTY BY AGENTS OR COMMISSION MEMBERS OF THE TOWN OF STERLING BOTH BEFORE AND AFTER THE PERMIT IN QUESTION HAS BEEN GRANTED FOR THE PURPOSES OF INSPECTION AND ENFORCEMENT OF THE ORDINANCES OF THE TOWN OF STERLING.

8/7/25 8/7/25
APPLICANT(S) SIGNATURE DATE OWNER(S) SIGNATURE DATE

TO BE COMPLETED BY TOWN:
DATE OF RECEIPT OF APPLICATION: 9/15/2025 APPLICATION #: 1419
DATE OF PUBLIC HEARING: 14/19/2005 APPLICATION FEE: \$100.00
ACTION TAKEN: DATE:

PLAINFIELD PIKE

Location PLAINFIELD PIKE

Mblu 03830/ 027/ 0015/ /

Acct# 00087700

Owner CORSON CHARLES W JR
ESTATE OF

Assessment \$54,760

Appraisal \$127,400

PID 806

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$127,400	\$127,400
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$54,760	\$54,760

Owner of Record

Owner CORSON CHARLES W JR ESTATE OF

Sale Price \$0

Co-Owner

Certificate 2021

Address 160 STERLING RD
STERLING, CT 06377

Book & Page 165/634

Sale Date 03/30/2021

Instrument 10

Qualified U

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
CORSON CHARLES W JR ESTATE OF	\$0	2021	165/634	10	03/30/2021	
CORSON CHARLES W JR	\$125,000		113/819	07	02/09/2006	

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Basement	
Usrfd 706	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

		Land Line Valuation	
Use Code	4100	Size (Acres)	25.52
Description	SAND&GRAVL&MINING MDL-00	Frontage	
Zone		Depth	
Neighborhood	1000	Assessed Value	\$54,760
Alt Land Appr	No	Appraised Value	\$127,400
Category			

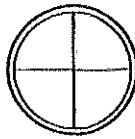
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$127,400	\$127,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$54,760	\$54,760



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

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

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 08226

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

*Review
16/06/2025*

DONALD R. AUBREY, P.E., L.S.
JOSEPH H. BOUCHER, M.S., L.S.

October 17, 2025

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

Attn: James Larkin, Town Planner

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

Materials Reviewed:

1. Gravel Excavation Plan
Prepared For
Charles Corson III
Lot 15, Route 14A Plainfield Pike, Sterling CT
Dated; June 20, 2025, Revised: N/A
J&D Site Designs LLC

2. Sightline Distance Plan
Charles Corson III
Plainfield Pike, Sterling CT
Map 3830 Block 27 Lot 15
Dated; June 20, 2025
Sheet 1 of 1
J&D Site Designs LLC

Basis of Review: Zoning Regulations Town of Sterling
Latest Revision: Adopted October 21, 2024;
Effective Date November 18, 2024

Dear Commissioners,

We have reviewed the plans referenced above along with our file for a very similar proposal from 2006-2007 where on April 4, 2007 the Board of Selectmen approved an Excavation Permit. Today we walked the site to observe the current conditions.

October 17, 2025

Sterling Planning and Zoning Commission
Special Permit & Excavation Permit Review
Charles Corson, III – Map 3830 Block 27 Lot 15
Route 14A, Plainfield Pike
TEI Job #25-055
Page 2 of 4

We offer the following comments, observations and suggestions for the Commission's consideration:

1. There is an abandoned excavator on site that has been vandalized and is leaking fluids. A hydraulic hammer that appears to have been used on that excavator is laying in the bushes near the excavator.
2. The existing limits of disturbance are not clearly shown in the current plan set but seem to be bigger than portrayed and, in our opinion, should be accurately shown for the review of the current application. We did not observe any signs of any recent surveying activities on the property.
3. We noticed a few large diameter bore holes which seem to indicate that there had been blasting utilized as part of the previous excavation operations.
4. There are many existing piles of loose rock and boulders in various locations over the site.
5. Our initial impression was that all of the overburden and top soil had been removed from the site but we did find an area that appears to be an overgrown stockpile which should be located, shown on the plans, and preserved for site restoration efforts.
6. The current application submission is nearly identical to the plans from the 2006-2007 plan set that were prepared by Messier & Associates with the major difference of reducing the size of the proposed excavation by $\frac{1}{2}$ acre, and to move the limits of the proposed excavation away from the easterly property line to meet the current required 100 foot setback to a property line.
7. The plans in our file from 2006 indicate that at that time there was already a portion of the site that had been used as a quarry. It is not clear to us how much material was removed under the 2007 approval.
8. Sheet 4 of 4 of the current plan set appears to have been taken directly from the 2006-2007 plan set which was based on the Excavation Ordinance applicable at that time and has not been updated to conform with the requirements of the current Zoning Regulations and needs to be revised to do so along with fixing the typo in the title block which identifies a different project and owner.
9. The plans received are unsigned. On sheet #2 of this plan set is the reported existing conditions plan/Boundary Survey for this project, and is also unsigned and is missing angles and distances pertaining to the subject property boundary and needs to be revised to meet the survey standards recited. It is odd that the notes on sheet #3 indicate that no boundary opinion is expressed which is in conflict with the notes and standards recited on sheet #2.

10. On sheet 3 of 4 note #1 indicates that the topography is T-2 standards which would need to be prepared following an actual field survey. No benchmarks are shown or were observed in the field that are required to meet the requirement of Section 20-300b-4.(a) of the Regulations of the State of Connecticut. Reference should be made to Section 7.04.E.2.f for the topography standards.
11. The plan set is missing details for the proposed haul road and paved parking pad, and currently does not show the limits of proposed site clearing. The plan also contains a detail for rip rap drainage swale and drainage swale check dam, but do not see where these are proposed as part of this project.
12. The 2007 Excavation Permit approval required a \$32,534 bond of which \$5,000 was to be in cash and \$27,534 could be provided as an Irrevocable Letter of Credit. No new or updated E&S cost estimate have been presented for our review as part of this application.
13. Our file contains a letter dated January 22, 2007 from John DeCastro, Special Services Section Manager for CDOT District II where it seems to indicate that the sightline improvement proposed as part of the previous application had been approved and that the next step would be to apply for an Encroachment Permit. It is clear that the sight line improvements necessary to the west, uphill, of the existing site access driveway as proposed in the previous application were not completed and that adequate site line to the west does not currently exist.
 - a. We do however note that the 15" culvert that was proposed in 2006-2007 at the edge of Plainfield Pike is not part of the current proposal, and we think this proposed haul road should have the previously proposed culvert but that the culvert be located in at the low point approximately 100 feet southerly of Plainfield Pike.
14. Regulation Compliance:
 - a. Section 6.03.E.1: The list of all property owners within 300 feet has not been provided in the materials provided for our review.
 - b. Section 6.03.E.2: The report required for the removal of bedrock required by this section has not been provided for our review.
 - c. Section 6.03.E.5: Following any approval granted evidence of complying with DEEP Stormwater Permitting will be necessary.
 - d. Section 6.03.E.7.a: Not all of the homes within 1000 feet of the property line have been shown. In particular, the Hoffman home located at 6 Partridge Place is located based on measurements taken from the Sterling GIS **less than 400** feet to the limits of the existing limits of excavation.
 - e. Section 6.03.E.7.b: Cross-sections have not been provided.
 - f. Section 6.03.E.7.d: The plans propose the hours of operation from 7am until 6 pm on Monday thru Friday and 7 am until noon on Saturday. The hours of operation adopted must comply with Section 6.03.F.13 which are 7:00 am to 5:00 pm

October 17, 2025

Sterling Planning and Zoning Commission
Special Permit & Excavation Permit Review
Charles Corson, III – Map 3830 Block 27 Lot 15
Route 14A, Plainfield Pike
TEI Job #25-055
Page 4 of 4

Monday through Friday and 8:00 am to noon on Saturdays and no Sundays or federally recognized holidays.

- g. Section 6.03.E.7.f: The signature blocks required by this section are not current on the plans submitted and reviewed.
 - h. Section 6.03.E.7.g: No cost estimate required by this section has been provided for our review.
 - i. Section 6.03.F.2: This excavation will be dug down into bedrock. The Applicant, in our opinion, should be asked about the future viable uses for this property.
 - j. Section 6.03.F.15.e: This section requires a final soil section of 12" or more but the current plans only call for 4" of topsoil.
 - k. Section 7.05.C.3: The current DEEP NDDB mapping, dated June 2025 and the Town of Sterling GIS indicates that almost this entire site is located within an area that has been identified as having a State and Federal Listed Species. This area should be shown of the plans for this application and is necessary during submission of the D.E.E.P. stormwater permitting.
15. The Applicant, in our opinion, should explain in detail the method of proposed excavation, rock splitting, and onsite processing. **During our site walk we noted that the area proposed for excavation is located at a high point above the homes on Partridge Place.** Clearly these activities will occur well within 1000 feet of residential structures and appear could be as close as **400 feet** to an existing residential structure and the undeveloped lots on Partridge Place and it should be determined by the Commission if the methods of excavation and material processing being proposed comply with the requirements of Section 6.03.F.10.

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: Lincoln Cooper, First Selectman
Daniel Blanchette, P.E., L.S J&D Site Designs

GRAVEL EXCAVATION PLAN

PREPARED FOR
CHARLES W. CORSON III

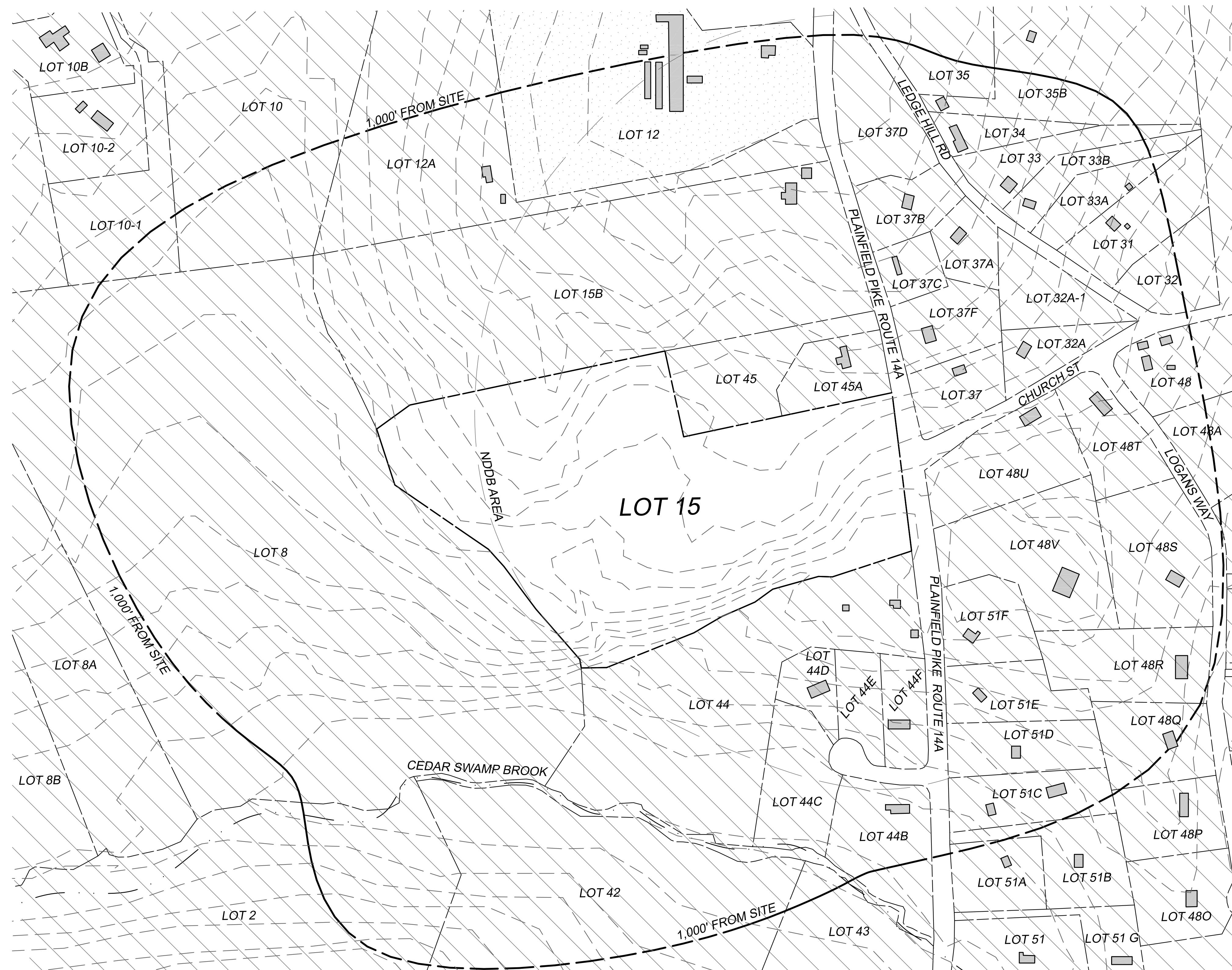
LOT 15, ROUTE 14A PLAINFIELD PIKE, STERLING CT
DATED: JUNE 20, 2025, REVISED: JANUARY 5, 2025

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

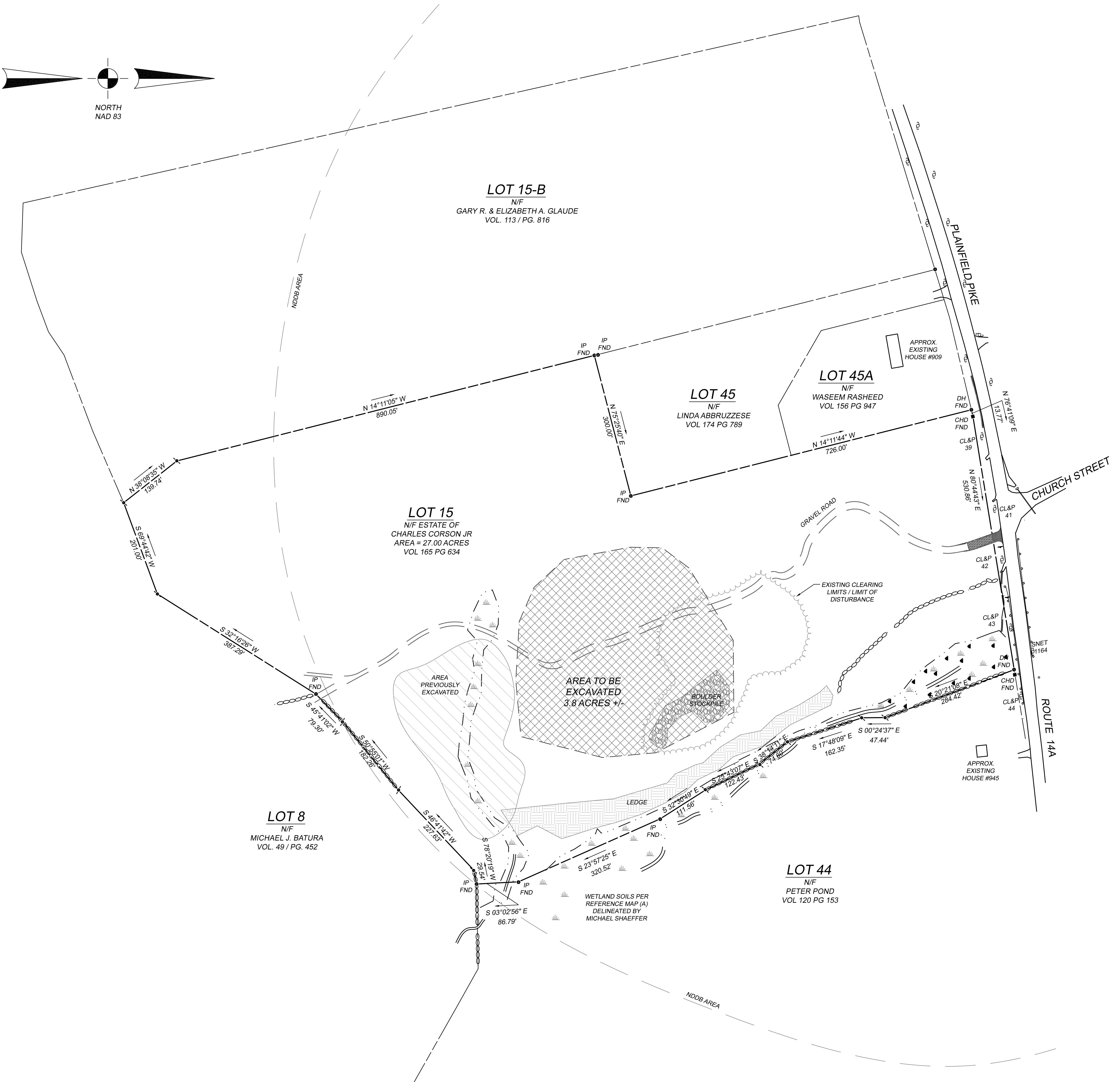
VERTICAL DATUM: NAVD 88

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



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE

EXISTING CONDITIONS PLAN 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

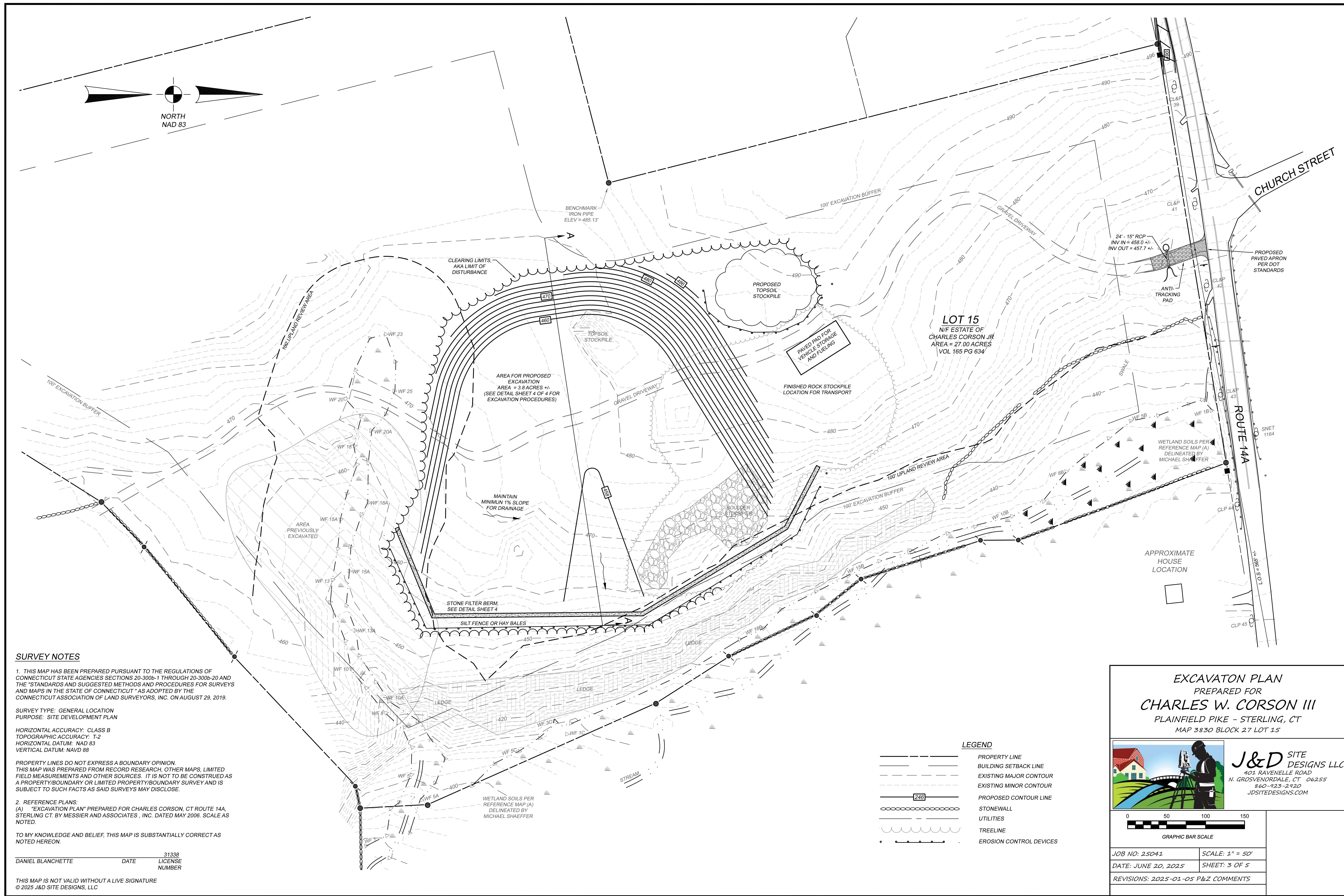
0 100 200 300

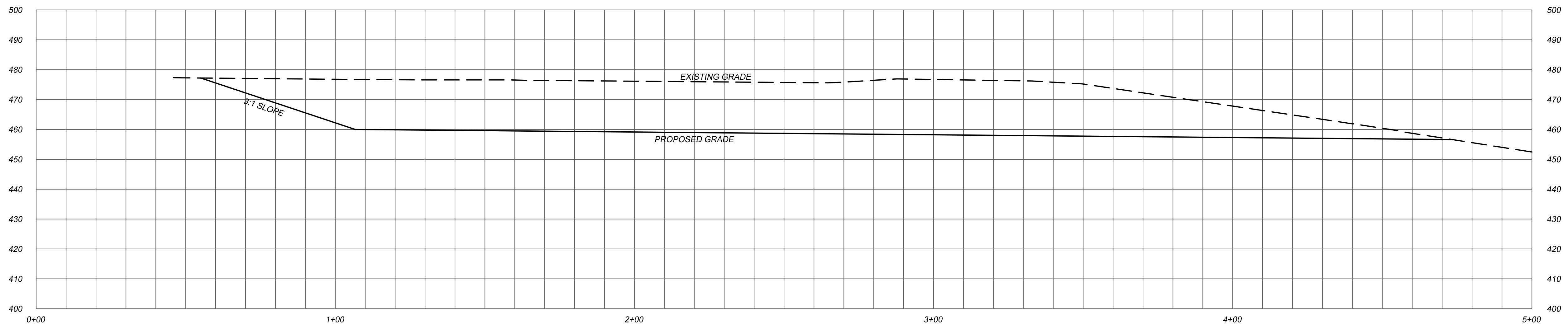
GRAPHIC BAR SCALE

JOB NO: 25041 SCALE: 1" = 100'

DATE: JUNE 20, 2025 SHEET: 2 OF 5

REVISIONS: 2025-01-05 P&Z COMMENTS





SECTION A-A: EXISTING AND PROPOSED GRADES

1" = 20'

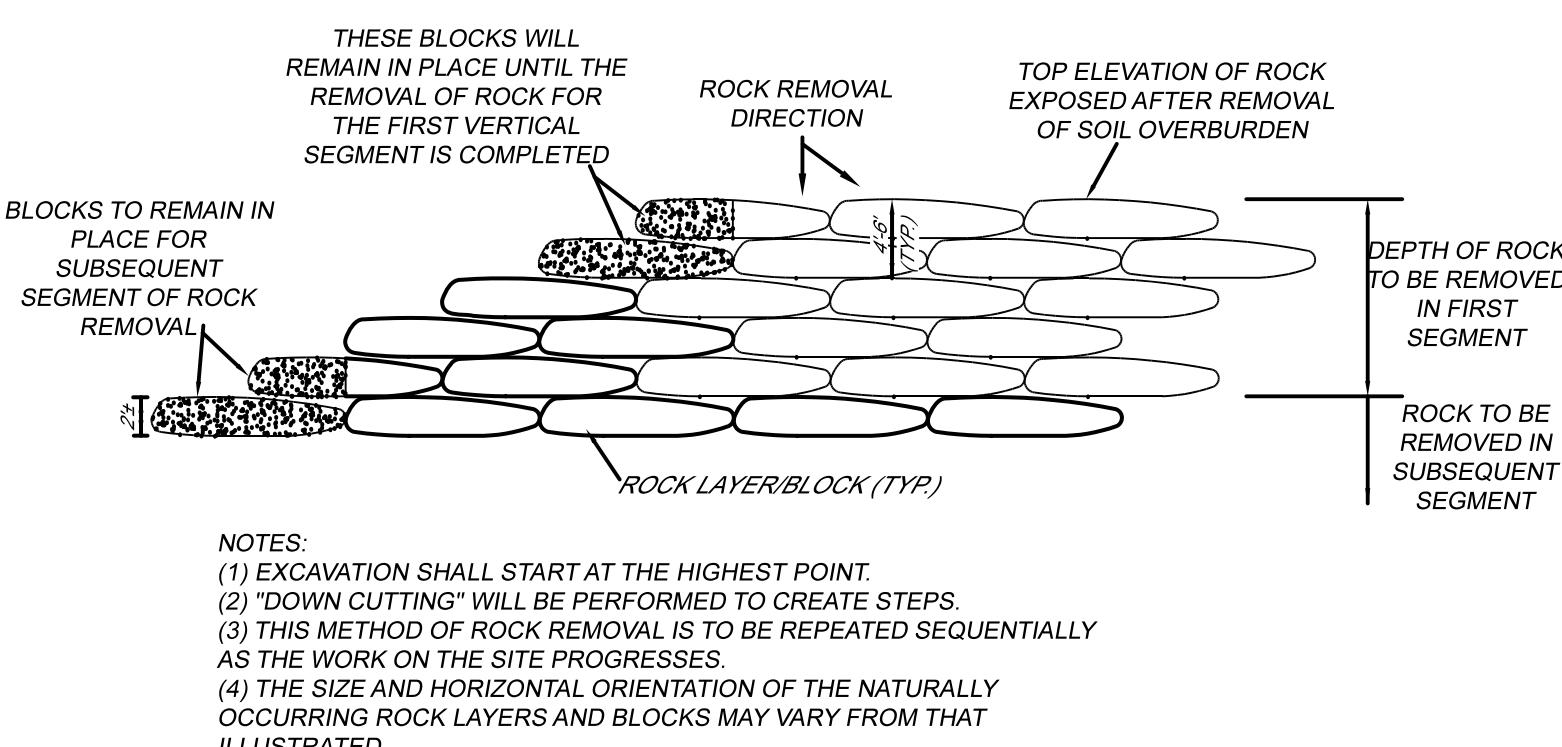


ILLUSTRATION OF ROCK REMOVAL METHOD
(NOT TO SCALE)

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
 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.

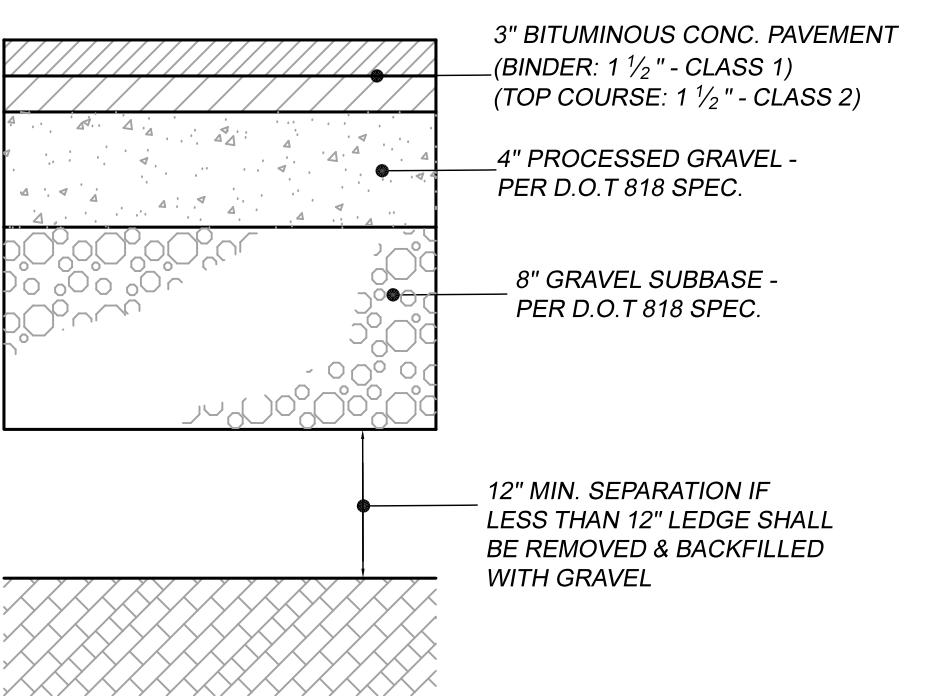
5. STOCKPILED SOILS SHALL BE PROTECTED FROM WIND AND WATER EROSION BY A TEMPORARY VEGETATIVE COVER OF PERENNIAL RYEGRASS, TACKIFIED MULCH OR EROSION CONTROL BLANKETS APPLIED TO THEIR SURFACES. THE BASE OF SOIL STOCKPILES SHALL ALSO BE SURROUNDED BY STAKED GEOTEXTILE SILT FENCE AND/OR STAKED HAYBALE SEDIMENT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



TYPICAL PAVEMENT SECTION

NOT TO SCALE

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. DOWNSLOPE 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.

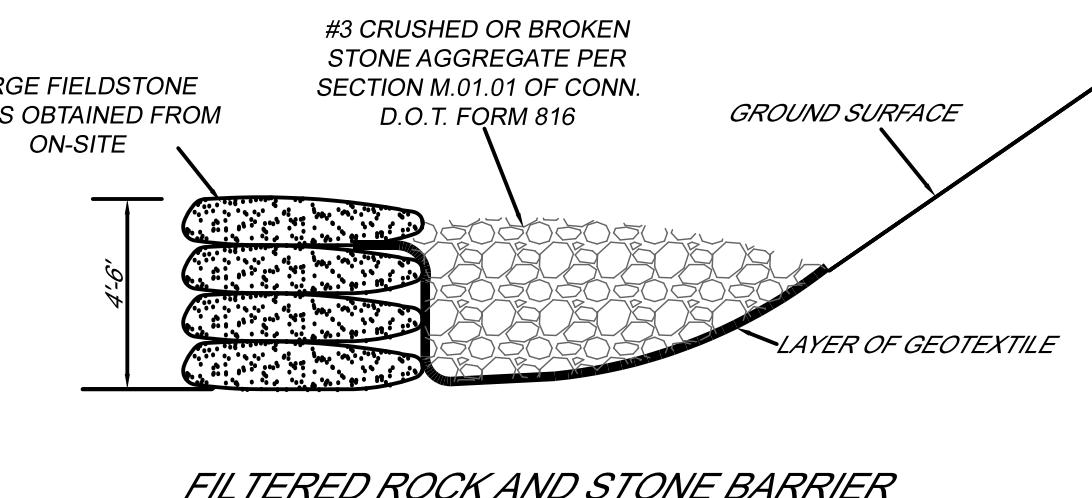
3. EXCAVATION AND TRUCKING FROM THE SITE WILL GENERALLY OCCUR BETWEEN 7:00 A.M. AND 5:00 P.M. PREVAILING TIME, MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 12:00 P.M. SATURDAY, EXCEPT FOR MAJOR NATIONAL HOLIDAYS. NO EXCAVATION ACTIVITY (EXCAVATION OF MATERIALS, LOADING VEHICLES, ETC.) SHALL BE CONDUCTED PRIOR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

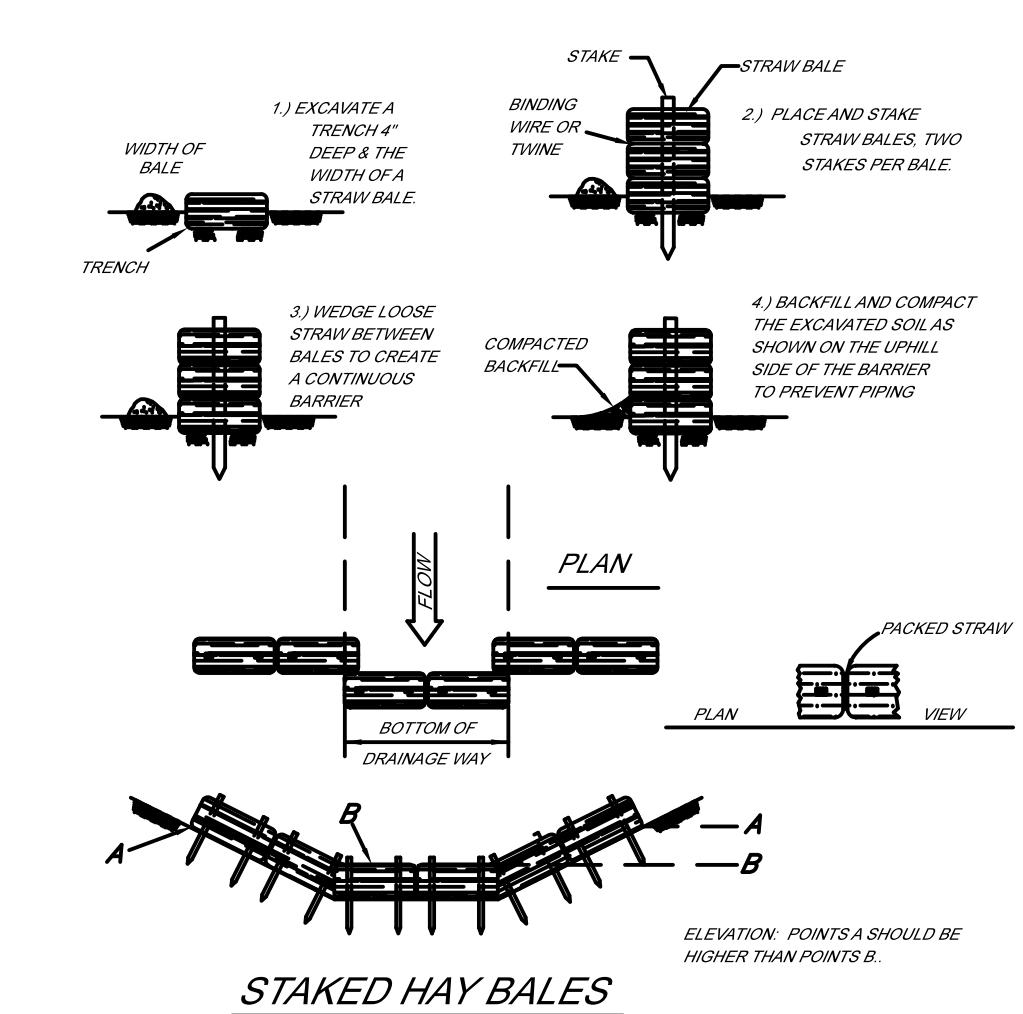
5. ANY PROCESSING OF MATERIALS ON SITE, INCLUDING ROCK, SHALL BE LIMITED TO MATERIALS EXCAVATED FROM THIS LOCATION. NO MATERIAL SHALL BE IMPORTED TO THIS OPERATION FOR PROCESSING AND/OR STOCKPILING PURPOSES, EXCEPT FOR SITE RESTORATION.

6. IF BLASTING IS NECESSARY FOR ANY OF THE ROCK REMOVAL ON THIS SITE, ALL STORING, 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.

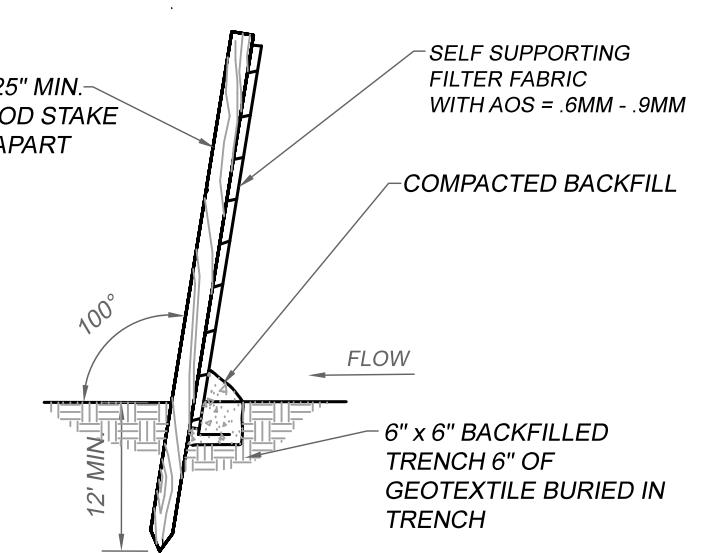
7. THE PROPERTY OWNER SHALL NAME A RESPONSIBLE PARTY OR PARTIES WHO CAN BE NOTIFIED ON A 24 HOUR, 7 DAY A WEEK BASIS IN CASE OF AN EMERGENCY AT THE SITE, AND SHALL SUBMIT THIS INFORMATION, IN WRITING, TO THE APPROPRIATE TOWN OF STERLING AND LOCAL FIRE DEPARTMENT STAFF, PRIOR TO BEGINNING ANY WORK ON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



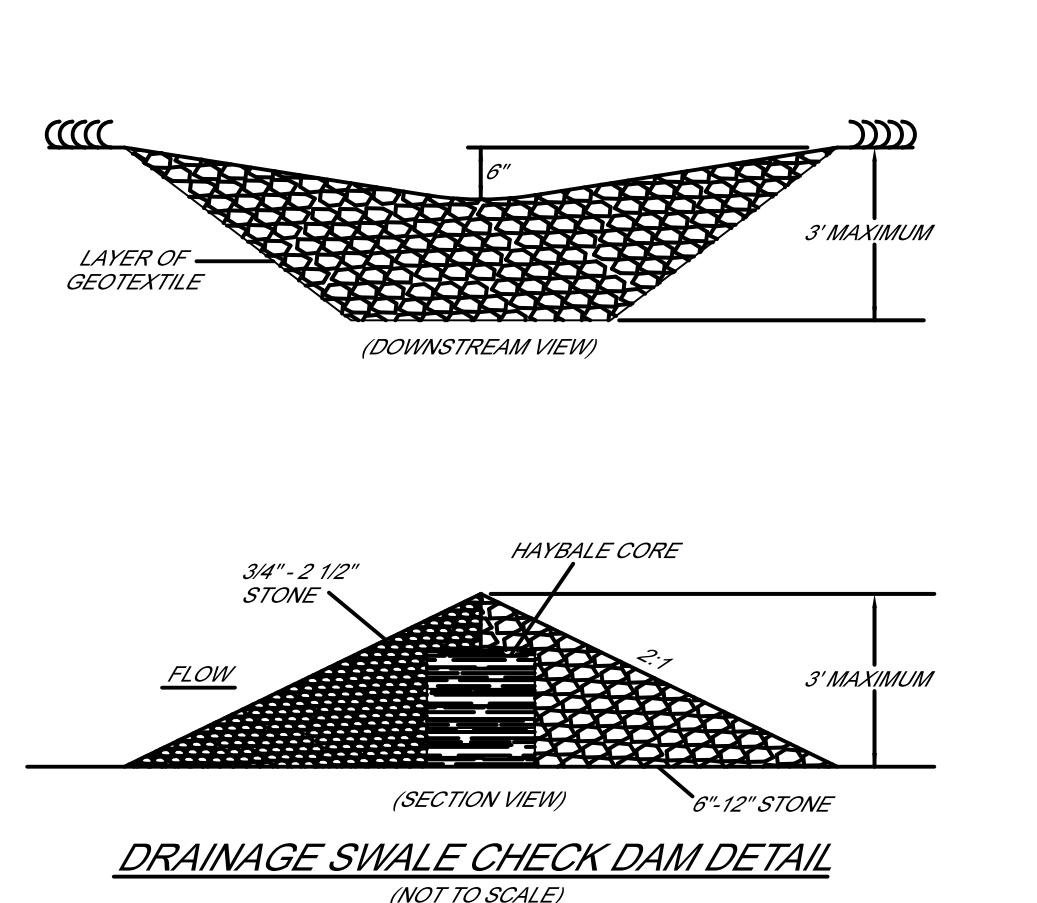
FILTERED ROCK AND STONE BARRIER
(NOT TO SCALE)



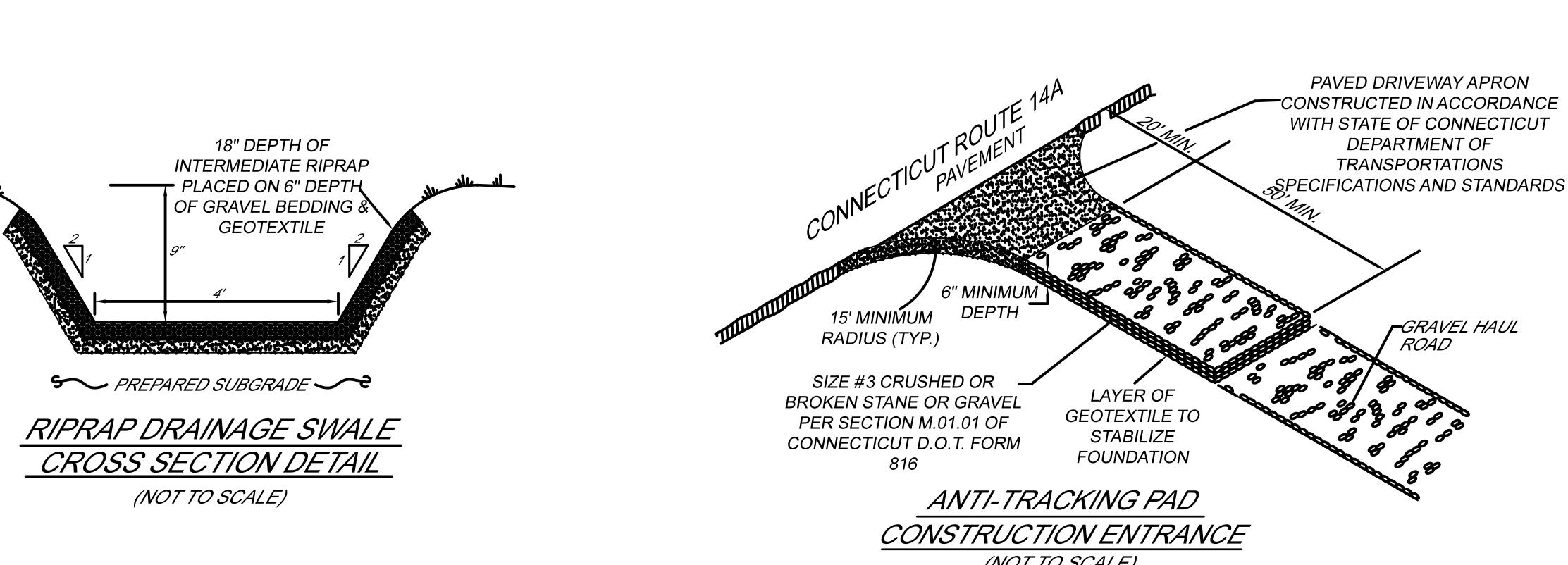
STAKED HAY BALES
(NOT TO SCALE)



SILT FENCE INSTALLATION
NOT TO SCALE



DRAINAGE SWALE CHECK DAM DETAIL
(NOT TO SCALE)

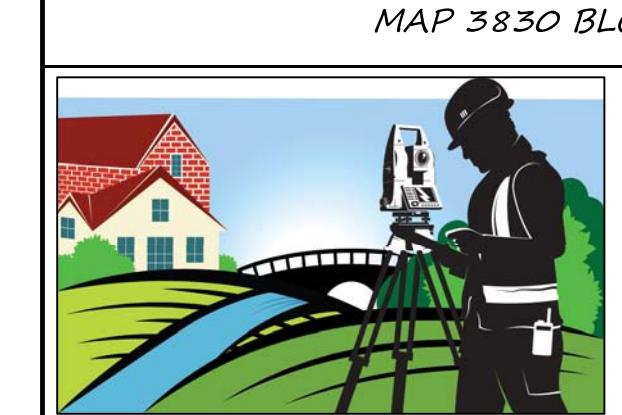


RIPRAP DRAINAGE SWALE
CROSS SECTION DETAIL
(NOT TO SCALE)



ANTI-TRACKING PAD
CONSTRUCTION ENTRANCE
(NOT TO SCALE)

DETAILS AND NOTES
PREPARED FOR
CHARLES W. CORSON III
PLAINFIELD PIKE - STERLING, CT
MAP 3830 BLOCK 27 LOT 15



JOB NO: 25041	AS NOTED
DATE: JUNE 20, 2025	SHEET: 5 OF 5
REVISIONS: 2025-01-05 P&Z COMMENTS	

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

03830-027-0045
ABRUZZESE LINDA
880 HOPKINS HOLLOW RD
GREENE, RI 02827

03646-027-0008
BATURA MICHAEL J
531 MARGARET HENRY RD
STERLING, CT 06377

03828-023-037C
BONNEVILLE KATHY L
900 PLAINFIELD PIKE
STERLING, CT 06377

03828-023-037E
BROSNAH JENNIFER E
910 PLAINFIELD PIKE
STERLING, CT 06377

03830-027-0015
CORSON CHARLES W JR
160 STERLING RD
STERLING, CT 06377

03830-022-048V
EATON BRIAN A
940 PLAINFIELD PIKE
STERLING, CT 06377

03830-027-044F
GLADDING JASON M +
2 PARTRIDGE PLACE
STERLING, CT 06377

03830-027-015B
GLAUDE GARY R +
PO BOX 182
STERLING, CT 06377

03830-027-044D
HOFFMAN PATRICIA
6 PARTRIDGE PLACE
STERLING, CT 06377

03830-022-048U
LANGLAIS PAUL + LARISSA
290 CHURCH ST
STERLING, CT 06377

03830-022-051F
MACKINNON JAKE
950 PLAINFIELD PIKE
STERLING, CT 06377

03830-027-044E
PARKER H J INC
PO BOX 158
STERLING, CT 06377

03830-027-0044
POND PETER
PO BOX 237
ONECO, CT 06373

03830-027-045A
RASHEED WASEEM N
909 PLAINFIELD PIKE
STERLING, CT 06377

03828-023-0037
SCHERP ARTHUR SR ESTATE
442 JONES HOLLOW RD
MARLBOROUGH, CT 06477

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

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

ZEO Report January 2026

1. Porch Inquiries

Responded to inquiries regarding the construction of residential porches. Property owners were advised that all porches must comply with applicable zoning setback requirements. General guidance was provided on locating structures within permitted setbacks, and applicants were encouraged to verify compliance prior to construction.

2. Zoning Board of Appeals (ZBA) Application

Property: 1110 Plainfield Pike

Applicant: James Weagle

Provided assistance to Mr. James Weagle in the preparation and submission of a Zoning Board of Appeals application related to minimum lot size requirements. Guidance was given regarding application materials and procedural requirements.

3. Driveway Inquiry

Received an inquiry regarding the addition of a new driveway. The inquirer was advised that all driveways must conform to zoning regulations and applicable dimensional standards. They were further instructed to apply for and obtain a driveway permit prior to any construction.



TOWNE ENGINEERING, INC.

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DONALD R. AUBREY, P.E., L.S.
JOSEPH H. BOUCHER, M.S., L.S.

December 30, 2025

Planning and Zoning Commission
Att: John Guszkowski, Zoning Enforcement Officer
Town of Sterling
P.O. Box 157,
Oneida, CT 06373-0157

Re: Erosion & Sedimentation Inspection Report
Strmiska Excavation, 140 Newport Rd, Sterling, CT
TEI Job #23-111

Dear Commissioners,

I conducted an Erosion & Sedimentation (E&S) site inspection on Wednesday December 24, 2025 with John Guszkowski, Zoning Enforcement Officer.

At the time of inspection, the gate was open and we met Jeffrey Strmiska, site operator and owner on site. The access road leading into the site is in good condition. The stone check dams, silt traps, and cross culvert all seem to be maintained and are functioning as they should be. Lots of material has been moved since my last inspection, you can now drive between the westerly side of the site to the lower area on the east side of the site.

It was discovered that the center portion of the site in phase one consists of ledge and is being left alone for now. The vegetated buffer on the east side of the site remains in good condition, along with the sedimentation basin and overflow structure located in the lower active area.

Overall, the site is fully contained, and is being maintained well. If you have any questions, comments or need any additional information please contact me at my office, Mon.-Fri., 8am to 5pm at 860-423-6371 or via email any time at mmaynard@townengineeringinc.com.

Sincerely,

Matthew D. Maynard, P.E.
Owner, Towne Engineering, Inc.
Consulting Town Engineer for the Town of Sterling

cc: J. Joslyn, First Selectman