

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. 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.

- 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 lafrate 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 at 6:15 p.m. on January 12, 2026** for Agenda Item 7.c., Application for Subdivision; lafrate; 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
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

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.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

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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,
Oneco, 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