

Sterling Zoning Board of Appeals

Special Meeting Agenda

Tuesday-January 27, 2026

Sterling Municipal Building-Room #15

1183 Plainfield Pike Oneco, CT 06373

Immediately following the Public Hearing

Available via Zoom

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

Documents:

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

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

Documents:

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

5. Adjournment

Join Zoom Meeting

Register in advance for this meeting:

https://us06web.zoom.us/meeting/register/_TqNcWLJQSOps-XmtCiaHQ

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

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

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

Alternate Members Present: Robert Boutin JR.

Alternate Member Absent: Betsy Chamberland

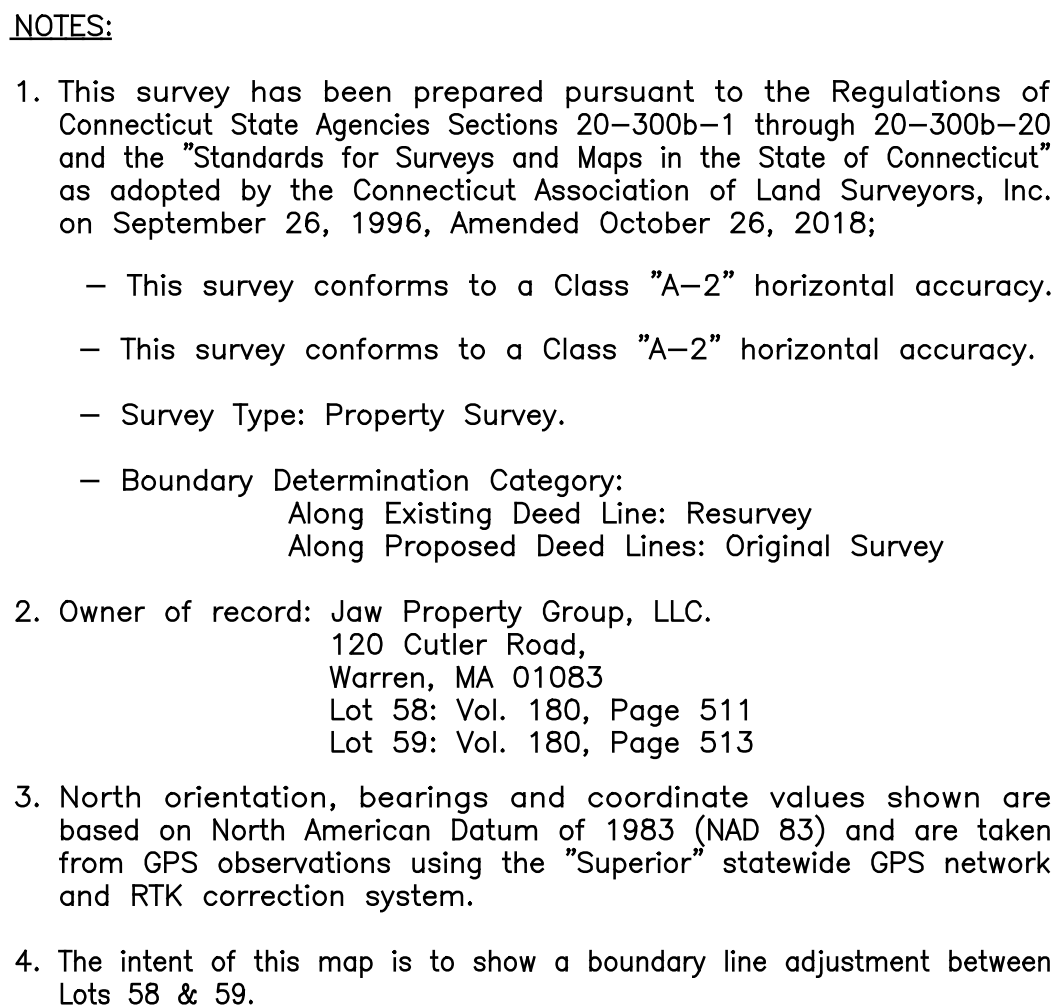
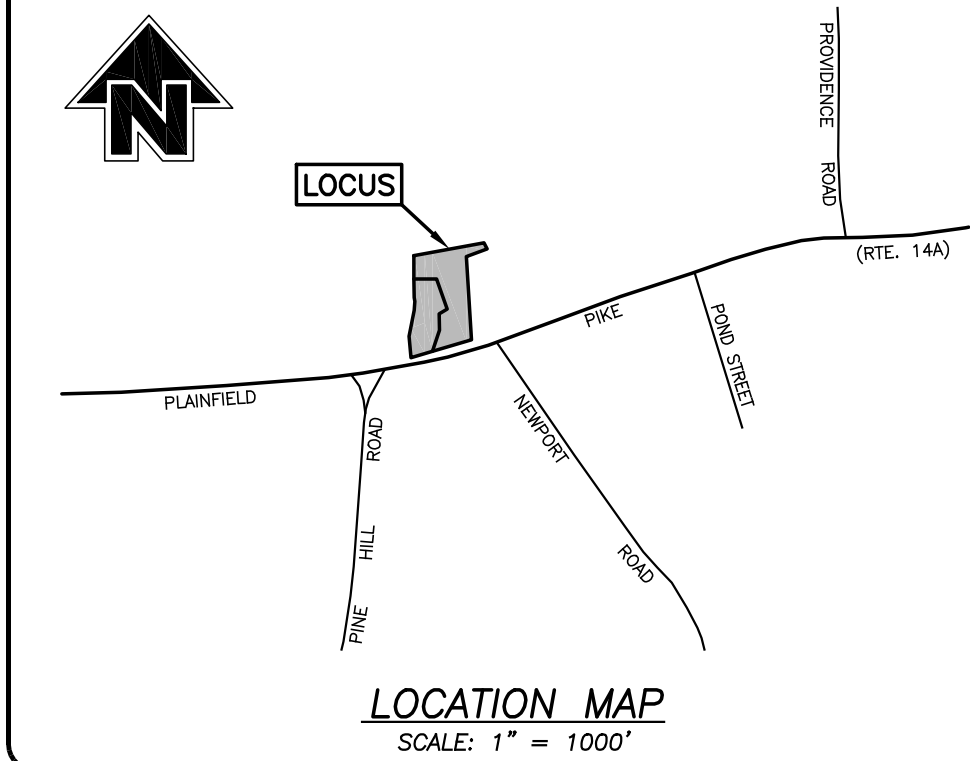
Also Present: JAW property owners, James M. Weagle, and Melissa Bradley, recording secretary

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

MOTION 3 MADE BY R. Dexter to schedule the public hearing on January 27th @ 6:30pm with a meeting immediately to follow.
SECONDED BY R. Lassan VOICE VOTE: 4-0 UNANIMOUS **MOTION CARRIES**
- V. **Adjournment:**
MOTION 4 MADE BY R. Dexter to adjourn the meeting.
SECONDED BY R. Lassan **Meeting adjourned 6:58pm**

Respectfully Submitted;

Melissa J. Bradley
Recording Secretary



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

DATE	DESCRIPTION
REVISIONS	

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

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

STERLING, CONNECTICUT



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

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

GREG A. GLAUDE, L.S.	LIC. NO. 70191	DATE
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NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR

K:\2025 JOBS\25120\Drawings\25120 BLA.DWG Jan 21, 2026 - 12:51 PM

LEGEND

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| □ CHD
PNT | CHD MONUMENT POINT |
| ∅ | UTILITY POLE |
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JAW PROPERTY GROUP, LLC

Current Resident,

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

1100 Plainfield Pike

Sterling CT 06377.

APN: STLN M:00IOV B022 L:0059

&

1092 Plainfield Pike

Sterling CT 06377.

APN: STLN M:00IOV B022 L:0058

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

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

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

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

Sincerely,

James Weagle

JAW Property Group, LLC

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

\$6.08

S2324W501815-03

JAW Property Co
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Oxford MA

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