

# Sterling Zoning Board of Appeals

## Special Meeting Agenda

**Tuesday-January 27, 2026**

**Sterling Municipal Building-Room #15**

**1183 Plainfield Pike Oneco, CT 06373**

**Immediately following the Public Hearing**

**Available via Zoom**

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

Documents:

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

4. Adjournment

Join Zoom Meeting

Register in advance for this meeting:

[https://us06web.zoom.us/meeting/register/\\_TqNcWLJQSOps-XmtCiaHQ](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 27<sup>th</sup> @ 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