

**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 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, 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 Stumpa
Recording Secretary