

**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