



Town of Sterling

Town Hall
1183 Plainfield Pike
P.O. Box 157
Oneco, Connecticut 06373-0157

Selectmen: 564-2904

EXCAVATION ORDINANCE APPLICATION

Town Clerk: 564-2657

THIS FORM MUST BE COMPLETELY FILLED OUT BY THE APPLICANT
(Please type or print legibly)

DATE June 16, 2025 IF RENEWAL DATE OF ORIGINAL APPROVAL _____
APPLICANT Charles Corson TEL. 860 765 1582
MAILING ADDRESS 160 Sterling Road, Sterling CT 06377 FAX _____
OWNER OF RECORD Estate of Charles Corson JR TEL. _____
MAILING ADDRESS 160 Sterling Road, Sterling CT 06377 FAX _____
APPLICANT'S INTEREST IN PROPERTY:
☒ OWNER ☐ LESSEE ☐ LESSOR ☐ OTHER _____
APPLICANT'S AGENT Daniel Blanchette, PE LS TEL. _____
MAILING ADDRESS 401 Ravenelle Road, N. Gros. CT 06255 FAX _____
APPLICANTS ENGINEER/LAND SURVEYOR Daniel - J&D Site Designs LLC
TEL. 860-923-2920 FAX _____ REG. # PE #31338
LOCATION OF SUBJECT PROPERTY: ASSESSOR'S MAP 3830 BLOCK 27 LOT 15
STREET ADDRESS 0 Plainfield Pike CURRENT DEED VOL. 165 PAGE 634
DESCRIBE PROPOSED EXCAVATION: The applicant is seeking approval to remove stone from a 4 acre portion
of the subject property. The site has historically be used as a quarry. The applicant and Messier Associates had submitted
a similar application for excavation in 2006. The current application is substantially similar to the 2006 application.
ACTIVITIES PROPOSED: (YES OR NO) Yes BLASTING Yes ROCK SPLITTING
No CRUSHING No SCREENING No WASHING
DESCRIBE PROPOSED USE OF PROPERTY AFTER EXCAVATION HAS BEEN COMPLETED:
vacant
TOTAL AREA OF PROPERTY 25.56 acres AREA OF EXCAVATION 4 acres
PROPOSED TOTAL EXCAVATION VOL. _____ ANNUAL EXCAVATION VOL. _____
DURATION OF PERMIT REQUESTED: 5 YEARS
PROPOSED DAYS & HOURS OF OPERATION: Mon-Fri, 7-5 and Sat 8-12
MATERIAL(S) TO BE REMOVED: rock and stone

THE UNDERSIGNED APPLICANT AND LAND OWNER HEREBY CONSENT TO NECESSARY AND PROPER INSPECTIONS OF THE ABOVE PROPERTY BY AGENTS OR COMMISSION MEMBERS OF THE TOWN OF STERLING BOTH BEFORE AND AFTER THE PERMIT IN QUESTION HAS BEEN GRANTED FOR THE PURPOSES OF INSPECTION AND ENFORCEMENT OF THE ORDINANCES OF THE TOWN OF STERLING.

[Signature] 8/2/25
APPLICANT(S) SIGNATURE DATE OWNER(S) SIGNATURE DATE

TO BE COMPLETED BY TOWN:
DATE OF RECEIPT OF APPLICATION: 9/15/2025 APPLICATION #:
DATE OF PUBLIC HEARING: 11/17/2025 APPLICATION FEE: \$960
ACTION TAKEN: _____ DATE: _____

PLAINFIELD PIKE

Location PLAINFIELD PIKE

Mblu 03830/ 027/ 0015/ /

Acct# 00087700

Owner CORSON CHARLES W JR
ESTATE OF

Assessment \$54,760

Appraisal \$127,400

PID 806

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$127,400	\$127,400
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$54,760	\$54,760

Owner of Record

Owner CORSON CHARLES W JR ESTATE OF
Co-Owner
Address 160 STERLING RD
STERLING, CT 06377

Sale Price \$0
Certificate 2021
Book & Page 165/634
Sale Date 03/30/2021
Instrument 10
Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CORSON CHARLES W JR ESTATE OF	\$0	2021	165/634	10	03/30/2021
CORSON CHARLES W JR	\$125,000		113/819	07	02/09/2006

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Basement	
Usrflid 706	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	4100	Size (Acres)	25.52
Description	SAND&GRAVL&MINING MDL-00	Frontage	
Zone		Depth	
Neighborhood	1000	Assessed Value	\$54,760
Alt Land Appr	No	Appraised Value	\$127,400
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$127,400	\$127,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$54,760	\$54,760



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

(860) 423-8371 • (860) 889-2100 • Fax (860) 423-5470

*Received
10/20/2025*

DONALD R. AUBREY, P.E., L.S.
JOSEPH H. BOUCHER, M.S., L.S.

October 17, 2025

Planning and Zoning Commission
Town of Sterling
P.O. Box 157
Oneco, CT 06373-0157

Attn: James Larkin, Town Planner

Re: Special Permit and Excavation Permit Review
Charles Corson, III – Map 3830 Block 27 Lot 15
Route 14A, Plainfield Pike
TEI Job #25-055

Materials Reviewed:

1. Gravel Excavation Plan
Prepared For
Charles Corson III
Lot 15, Route 14A Plainfield Pike, Sterling CT
Dated; June 20, 2025, Revised: N/A
J&D Site Designs LLC
2. Sightline Distance Plan
Charles Corson III
Plainfield Pike, Sterling CT
Map 3830 Block 27 Lot 15
Dated; June 20, 2025
Sheet 1 of 1
J&D Site Designs LLC

Basis of Review: Zoning Regulations Town of Sterling
Latest Revision: Adopted October 21, 2024;
Effective Date November 18, 2024

Dear Commissioners,

We have reviewed the plans referenced above along with our file for a very similar proposal from 2006-2007 where on April 4, 2007 the Board of Selectmen approved an Excavation Permit. Today we walked the site to observe the current conditions.

We offer the following comments, observations and suggestions for the Commission's consideration:

1. There is an abandoned excavator on site that has been vandalized and is leaking fluids. A hydraulic hammer that appears to have been used on that excavator is laying in the bushes near the excavator.
2. The existing limits of disturbance are not clearly shown in the current plan set but seem to be bigger than portrayed and, in our opinion, should be accurately shown for the review of the current application. We did not observe any signs of any recent surveying activities on the property.
3. We noticed a few large diameter bore holes which seem to indicate that there had been blasting utilized as part of the previous excavation operations.
4. There are many existing piles of loose rock and boulders in various locations over the site.
5. Our initial impression was that all of the overburden and top soil had been removed from the site but we did find an area that appears to be an overgrown stockpile which should be located, shown on the plans, and preserved for site restoration efforts.
6. The current application submission is nearly identical to the plans from the 2006-2007 plan set that were prepared by Messier & Associates with the major difference of reducing the size of the proposed excavation by ½ acre, and to move the limits of the proposed excavation away from the easterly property line to meet the current required 100 foot setback to a property line.
7. The plans in our file from 2006 indicate that at that time there was already a portion of the site that had been used as a quarry. It is not clear to us how much material was removed under the 2007 approval.
8. Sheet 4 of 4 of the current plan set appears to have been taken directly from the 2006-2007 plan set which was based on the Excavation Ordinance applicable at that time and has not been updated to conform with the requirements of the current Zoning Regulations and needs to be revised to do so along with fixing the typo in the title block which identifies a different project and owner.
9. The plans received are unsigned. On sheet #2 of this plan set is the reported existing conditions plan/Boundary Survey for this project, and is also unsigned and is missing angles and distances pertaining to the subject property boundary and needs to be revised to meet the survey standards recited. It is odd that the notes on sheet #3 indicate that no boundary opinion is expressed which is in conflict with the notes and standards recited on sheet #2.

10. On sheet 3 of 4 note #1 indicates that the topography is T-2 standards which would need to be prepared following an actual field survey. No benchmarks are shown or were observed in the field that are required to meet the requirement of Section 20-300b-4.(a) of the Regulations of the State of Connecticut. Reference should be made to Section 7.04.E.2.f for the topography standards.
11. The plan set is missing details for the proposed haul road and paved parking pad, and currently does not show the limits of proposed site clearing. The plan also contains a detail for rip rap drainage swale and drainage swale check dam, but do not see where these are proposed as part of this project.
12. The 2007 Excavation Permit approval required a \$32,534 bond of which \$5,000 was to be in cash and \$27,534 could be provided as an Irrevocable Letter of Credit. No new or updated E&S cost estimate have been presented for our review as part of this application.
13. Our file contains a letter dated January 22, 2007 from John DeCastro, Special Services Section Manager for CDOT District II where it seems to indicate that the sightline improvement proposed as part of the previous application had been approved and that the next step would be to apply for an Encroachment Permit. It is clear that the sight line improvements necessary to the west, uphill, of the existing site access driveway as proposed in the previous application were not completed and that adequate site line to the west does not currently exist.
 - a. We do however note that the 15" culvert that was proposed in 2006-2007 at the edge of Plainfield Pike is not part of the current proposal, and we think this proposed haul road should have the previously proposed culvert but that the culvert be located in at the low point approximately 100 feet southerly of Plainfield Pike.
14. Regulation Compliance:
 - a. Section 6.03.E.1: The list of all property owners within 300 feet has not been provided in the materials provided for our review.
 - b. Section 6.03.E.2: The report required for the removal of bedrock required by this section has not been provided for our review.
 - c. Section 6.03.E.5: Following any approval granted evidence of complying with DEEP Stormwater Permitting will be necessary.
 - d. Section 6.03.E.7.a: Not all of the homes within 1000 feet of the property line have been shown. In particular, the Hoffman home located at 6 Partridge Place is located based on measurements take from the Sterling GIS **less than 400** feet to the limits of the existing limits of excavation.
 - e. Section 6.03.E.7.b: Cross-sections have not been provided.
 - f. Section 6.03.E.7.d: The plans propose the hours of operation from 7am until 6 pm on Monday thru Friday and 7 am until noon on Saturday. The hours of operation adopted must comply with Section 6.03.F.13 which are 7:00 am to 5:00 pm

Monday through Friday and 8:00 am to noon on Saturdays and no Sundays or federally recognized holidays.

- g. Section 6.03.E.7.f: The signature blocks required by this section are not current on the plans submitted and reviewed.
- h. Section 6.03.E.7.g: No cost estimate required by this section has been provided for our review.
- i. Section 6.03.F.2: This excavation will be dug down into bedrock. The Applicant, in our opinion, should be asked about the future viable uses for this property.
- j. Section 6.03.F.15.e: This section requires a final soil section of 12" or more but the current plans only call for 4" of topsoil.
- k. Section 7.05.C.3: The current DEEP NDDDB mapping, dated June 2025 and the Town of Sterling GIS indicates that almost this entire site is located within an area that has been identified as having a State and Federal Listed Species. This area should be shown of the plans for this application and is necessary during submission of the D.E.E.P. stormwater permitting.

15. The Applicant, in our opinion, should explain in detail the method of proposed excavation, rock splitting, and onsite processing. **During our site walk we noted that the area proposed for excavation is located at a high point above the homes on Partridge Place.** Clearly these activities will occur well within 1000 feet of residential structures and appear could be as close as **400 feet** to an existing residential structure and the undeveloped lots on Partridge Place and it should be determined by the Commission if the methods of excavation and material processing being proposed comply with the requirements of Section 6.03.F.10.

As always, please feel free to contact us at any time if you have any questions or if you would like us to review new or revised materials associated with this application.

Respectfully Submitted,



Matthew D. Maynard, P.E.
Consulting Town Engineer
Owner Towne Engineering, Inc.



Joseph H. Boucher, M.S., L.S.
For: Towne Engineering, Inc.

Cc: Lincoln Cooper, First Selectman
Daniel Blanchette, P.E., L.S J&D Site Designs