

**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