



## Town of Sterling, CT

Town of Sterling  
1183 Plainfield Pike P.O. Box 157

01460.ct ? 06377



11/09/2025

### SUBDIVISION APPLICATION

25-2SA

☐ Subdivision ☐ Re-Subdivision ☐ Modification to Subdivision Plan

#### Applicant Information

Name: Judi lafrate

Address: 80 Porter Pond Rd Moosup CT 06354

Phone: 8607108628 Fax: \_\_\_\_\_

Email: Truddie42@aol.com

Legal Interest: \_\_\_\_\_

#### Owner Information

Name: IAFRATE FRED A + JUDITH

Address: 80 PORTER POND RD MOOSUP, CT 06354

Phone: 8607108628 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

☐ Attached is documentation verifying ownership of the property. (Required)

#### Subdivision Specifications

Subdivision Name: \_\_\_\_\_

Address: 80 PORTER POND RD

Zone: \_\_\_\_\_ Assessor's Map and Lot #: 03646 0010

Is the subject parcel within 500 ft. of the Town boundary? ☐ Yes ☐ No

Total Acreage: \_\_\_\_\_ Proposed Number of Building Lots: 1

Total Acreage of Open Space: \_\_\_\_\_ Total Acreage of Conservation Easement: \_\_\_\_\_

(Attach open space calculations showing compliance to the Subdivision Regulations)

New Roads:

Name: \_\_\_\_\_ Length: \_\_\_\_\_

Name: \_\_\_\_\_ Length: \_\_\_\_\_

Name: \_\_\_\_\_ Length: \_\_\_\_\_

**Subdivision Specifications (cont.)**

Water Supply: \_\_\_\_\_

Approved by Local Health District: \_\_\_\_\_ yes \_\_\_\_\_ no \_\_\_\_\_ n/a

Approved by State Health Department: \_\_\_\_\_ yes \_\_\_\_\_ no \_\_\_\_\_ n/a

Sewage Disposal: \_\_\_\_\_

Approved by Local Health District: \_\_\_\_\_ yes \_\_\_\_\_ no \_\_\_\_\_ n/a

Approved by State Health Department: \_\_\_\_\_ yes \_\_\_\_\_ no \_\_\_\_\_ n/a

Is the property subject to Wetland Regulations? \_\_\_\_\_ yes \_\_\_\_\_ no

**Signs**

Will any signs be erected? \_\_\_\_\_ yes \_\_\_\_\_ no

Location: \_\_\_\_\_

Nature of Lighting: \_\_\_\_\_ Size: \_\_\_\_\_

**Parties of Interest\***

Engineer/ Architect Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Developer/ Builder Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

\*Complete information in this section as applicable.

**Timeline**

Proposed Date to Commence Construction: \_\_\_\_\_ Proposed Date of Completion: \_\_\_\_\_

**Additional Information for Re-Subdivisions**

Date of Approval of Original Subdivision: \_\_\_\_\_

Date filed with the Town Clerk: \_\_\_\_\_ Map # : \_\_\_\_\_

**Fees**

\$ 150.00 (Town Fee) + \$ 60.00 (State Fee) + \$10.00 (Processing) = \$ 220.00  
(Payable to the Town)

See Subdivision Application Fee Schedule here:

<https://www.sterlingct.us/DocumentCenter/View/265/Subdivision-Fees---Effective-Revision-May-10-2008-PDF>

### Signatures

The undersigned hereby applies for the approval of the Plan for the aforesaid subdivision and development and in consideration of such approval, covenants and agrees with the Town, as represented by the Planning and Zoning Commission, that:

- He will install such utilities as required, including storm drainage facilities, sewage systems, and comply with such other reasonable requirements as may be made by the Planning and Zoning Commission.
- He will complete all streets in the development or abutting thereon to the satisfaction of the Selectmen within \_\_\_\_\_ months from the date of final approval of this request.
- He will file a surety and performance bond, or savings account assignment bond, or cash bond in the amount stipulated in the approval by the Planning and Zoning Commission.
- He will convey to the Town by warranty deed all parcels of land for roads and for open space required by the Planning and Zoning Commission.
- He will grant to the Town perpetual unrestricted easements for drainage rights-of-way, and for areas designated as open space.
- He is familiar with the Zoning Regulations and the Subdivision Regulations of the Town and that this subdivision meets all requirements therein.
- He authorizes members of the Commission and Town staff to walk on the property for purposes of site inspections associated with this application.

Dated this 10 day of November, 2025

Signature of Owner(s) IAFRATE FRED A + JUDITH 11/09/2025

Signature of Applicant(s) Department Signed 11/12/2025



**Town of Sterling  
ZONING BOARD OF APPEALS**

**Variance Approval – ZBA 25-02**

**THIS DOCUMENT MUST BE FILED WITH THE STERLING TOWN CLERK TO BE RECORDED IN THE LAND RECORDS IN ORDER FOR THIS VARIANCE TO BE EFFECTIVE. (\$60.00 FEE)**

**OWNER OF RECORD:** Fred and Judith Iafrate

**DESCRIPTION OF PROPERTY:**

<u>80</u> No.	<u>Porter Pond Rd.</u> Street Name			
<u>3646</u> Map(s)	<u>27</u> Block(s)	<u>10</u> Lot(s)	<u>165</u> Volume(s)	<u>40</u> Page(s)

**EFFECTIVE DATE OF DECISION PROVIDED DOCUMENT IS RECORDED:**

**NATURE OF VARIANCE:**

Relief from Sterling Zoning Regulations Section 4.02.C. Shape and Location of Minimum Buildable Area  
"For lots requiring a minimum buildable area of 30,000 square feet, a rectangle having a minimum dimension of 150 feet by 150 feet must be capable of fitting within the designated buildable area." be reduced by 10 feet to 140 feet.

**STERLING ZONING REGULATION WHICH WAS VARIED:** Section 4.02.C. Shape and Location of Minimum Buildable Area

**EXCEPTIONAL DIFFICULTY OR UNUSUAL HARDSHIP UPON WHICH THE DECISION IS BASED:** The hardship being the odd geometry of the existing property boundaries and the pond being in the middle of the property creating a situation that is not found generally in other residential properties in Sterling.

I certify that the above is a true record of the variance granted for the subject property.

May 27<sup>th</sup>, 2025  
Date

  
Stephen Offler, Chairman ZBA

RECEIVED FOR RECORD  
JUL 08, 2025 at 01:17 PM  
Heather R. George  
TOWN CLERK  
Sterling, CT



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234  
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

MAY 24 2023

May 10, 2023

Fred A. & Judith Iafrate  
80 Porter Pond Road  
Sterling, CT 06354

**SUBJECT: FILE #4003457 - PORTER POND ROAD #80, MAP #3646, BLOCK #27, LOT #10-1, STERLING, CT**

Dear Fred A. & Judith Iafrate:

Upon review of the subdivision plan, (PROVOST & ROVERO, INC., JOB# 223008, IAFRATE, DRAWN 05/03/2023) submitted to this office on 5/9/2023 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lot: 2 require that a Professional Engineer design and submit individual plot plan for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. Footing drain on Lot: 2 must be relocated on Professional Engineer's design to meet 25 feet separation distance.
4. If the proposed septic area is moved, additional testing may be required
5. A deep test pit is required for Lot: 2 in the area of the proposed septic system for verification of soil conditions. A fee of \$110.00 for additional soil testing must be remitted prior to the sanitarian conducting the test.

Be advised you must receive approval from the appropriate commissions in the Town of Sterling prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

*Donovan Moe*

Donovan Moe, EHS  
Environmental Health Specialist-NDDH

cc: Town of Sterling; Provost & Rovero, Inc.

**June 22, 2023**

**I. Call to Order:** The monthly meeting of the Sterling Inland Wetland and Watercourses Commission (IW&WC) was called to order at 6:05 pm by Acting Chair Roger Gibson.  
Members present: James Hawkins Jr, Richard McGarry, Howard Haggerty, Alternate Louis Sansone  
Members absent: Kimberly Gunn, Jenn Mossner, Brad Herman  
Staff present: Joe Theroux

**II. Pledge of Alliance:** All in attendance rose and recited Pledge of Alliance.

**III. Audience of Citizens:** Lincoln Cooper, Jennifer Knight

**IV. Addition to Agenda:** Corrections to May 25<sup>th</sup> meeting. Added Acting Chairman to the word Chairman. Corrected Robert Gibson to Roger Gibson. Added the word alternate in front L. Sansone added for Brad Herman.

**V. Approval of Minutes:** R. Gibson requested a motion to approve the corrected monthly meeting minutes of May 25, 2023 1<sup>st</sup> motion J. Hawkins Jr and 2<sup>nd</sup> motion L. Sansone motion passed.

**VI. Correspondence:** None

**VII. Unfinished Business:**

- a. Application by Fred A. lafrate & Judith lafrate Proposed 2 Lot Re subdivision 80 Porter Pond Rd (3646-027-0010).

-R. Gibson requested a motion to approve application 1<sup>st</sup> motion R. McGarry 2<sup>nd</sup> motion L. Sansone motion passed. After the motion passed audience member Jennifer Knight, neighbor of with abutting property line, posed the question if the permitted approved land could be subdivided in the future if sold. Joe Theroux answered no it cannot be subdivided any more than it already is.

- b. Election of Officers, R. Gibson requested it be delayed to the next meeting all officers were not in. Will put on Agenda for July 27<sup>th</sup> meeting.

**VIII. New Business:** None

**IX. Agents Report:**

**1. Violations:** None

**2. Other Issues:**

- a. Andrew Krauss has two lots done of the bumper (signage indicating Inlands & Wetlands area) signs on Snake Meadow Rd. J. Theroux stated he inspected them June 22, 2023, no issues with the bumpers. He is going with more on Main St presently.

- b. Owner of 210 Snake Meadow Rd wants to move his driveway it is a safety issue presently. J. Theroux met with him June 22, 2023, to see potential impact on the Wetlands area nearby. They will continue to work together.

**X. Any Other Business to Come Before the Commission:** None

**XI. Adjournment:** R. Gibson requested a motion to adjourn. H. Haggerty made 1<sup>st</sup> motion, R. McGarry made 2<sup>nd</sup> to adjourn at 6:24 pm. All voted in favor of the motion.

Attest: *Erika K Lorange*

Erika K. Lorange Recording Se