

**STERLING PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, JANUARY 12, 2026, 6:30 P.M.**

Members Present: Jason McLevy, John Angelone, Stephen Thompson, and John Turban

Members Absent: None

Alternate Members Present: None

Staff Present: Consulting Planner Jim Larkin (via Zoom), Selectman Ron Whitcomb, Revenue Collector Judy Stumpo, Administrative Assistant Ashley St Jean via Zoom), Democrat Registrar of Voters Cathy Levine.

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: None

II. Approval of Minutes:

- a.** Approval of November 17, 2025 Public Hearing Minutes; S. Thompson made a motion to approve the minutes as presented, seconded by J. Turban; motion carries 3-0-1 (J. Turban abstained).
- b.** Approval of November 17, 2025 Regular Meeting Minutes; S. Thompson made a motion to approve the minutes with the following amendment: “to hold a Public Hearing, within the next regular meeting on January 12, 2026” to “to hold a Public Hearing at 6:15pm on January 12, 2026”, seconded by J. Angelone; motion carries 3-0-1 (J. Turban abstained).
- c.** Approval of December 15, 2025 Special Meeting Minutes; S. Thompson made a motion, seconded by J. Turban, to approve the minutes as presented. Motion carries 4-0.

III. Correspondence: None

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.** S. Thompson made a motion, seconded by J. Turban, to continue the application until the next regular meeting ; motion carries 4-0.
 - a.** The commission discussed the action necessary to draft conditions for approval, as the Public Hearing was closed on December 17, 2025, and any

information presented after that may not be accepted as part of the application, but in response to conditions. Mr. Blanchette PE LS and Mr. Corson understand.

B. 25-2SA – Judith Iafrate, 80 Porter Pond Road, Sterling (Moosup) CT 1-Lot Re-Subdivision – J. Larkin, Consulting Planner, shared that he will work with the Iafrate's and J. Guszkowski, ZEO, to determine additional information needed to complete the application; there is a question about how to merge the original and current plans to incorporate all of the plan information for mylars. S. Thompson made a motion to continue the Public Hearing at 6:15pm on February 9, 2026, and to continue the application until the February 9, 2026, Regular Meeting, seconded by J. Turban, motion carries 4-0.

V. New Business:

- a. **Consider and Act on Boards & Commissions Questionnaire – Judith Stumpo – Planning & Zoning Commission** – J. Stumpo withdrew her application as the Town does not have an ordinance allowing a municipal salaried employee to serve on the Planning & Zoning Commission.
- b. **Consider and Act on Boards & Commissions Questionnaire – Ed Adams – Planning & Zoning Commission** – The commission reviewed the application and decided they will invite Mr. Adams to the next commission meeting to discuss his application. No action taken.

VI. ZEO Report: Report was reviewed.

- a. ZEO Report was reviewed.
- b. **Strmiska Excavation, 140 Newport Rd, Sterling, CT** - Erosion & Sedimentation site inspection by M. Maynard P.E. or Towne Engineering, of Wednesday, December 24, 2025 was reviewed; the site is fully contained and is being maintained well. No action necessary.

VII. Other Business:

- a. **Election of Officers.** J. McLevy opened nominations:
 - i. **Chairman:** J. Angelone nominated J. McLevy for Chairman, seconded by S. Thompson; J. McLevy accepted the nomination; no other members were nominated; motion carries 3-0-1 (J. McLevy abstains).
 - ii. **Vice Chairman:** J. McLevy nominated J. Angelone, seconded by S. Thompson; no other members were nominated; J. Angelone accepted the nomination; motion carries 3-0-1 (J. Angelone abstains).
 - iii. **Secretary:** J. Angelone nominated J. Turban for Secretary, seconded by S. Thompson; no other members were nominated; J. Turban accepted the nomination; motion carries 3-0-1 (J. Turban abstains).
- b. **Regulation Priorities:** Discussion regarding Section 5.02.A. Non-Conforming Buildings and Structures, for which a text amendment will be proposed. J. Angelone

made a motion, seconded by J. Turban to table discussion until the February 9, 2026, regular meeting; motion carries 4-0.

VIII. **Audience Comments:** None

IX. **Adjournment:** J. Turban made a motion to adjourn the meeting at 8:26 pm, seconded by J. Angelone; motion carries 4-0.

Respectfully Submitted:

Judith Stumpo
Recording Secretary