

**STERLING PLANNING & ZONING COMMISSION  
PUBLIC HEARING MINUTES  
1183 PLAINFIELD PIKE, ONECO, CT  
MONDAY, JANUARY 12, 2026, 6:15 P.M.**

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

**Members Absent:** None

**Alternate Members Present:** None

**Staff Present:** Selectman Ron Whitcomb, Revenue Collector Judy Stumpo, Administrative Assistant Ashley St Jean (via Zoom)

**Call to Order:** J. McLevy called the meeting to order at 6:16 pm.

J. McLevy opened the floor to public comments on 25-2SA – Judi lafrate, 80 Porter Pond Road, Sterling (Moosup), CT, 1-Lot Re-subdivision. J. lafrate provided a brief overview of this re-subdivision application. This is a 27 acre lot which is intended to be subdivided roughly in half, the process began nearly two years ago, when the application was denied because the buildable polygon encroached on the man-made pond. The Zoning Board of Appeals granted a waiver at the May 27, 2025 Special Meeting allowing the re-subdivision application to proceed to the Planning and Zoning Commission. Richard Angus, 138 Porter Pond Rd, Sterling, CT stated that as a property abutter, he is in support of this re-subdivision application.

The Public Hearing will remain open until the next Planning and Zoning Regular Meeting scheduled for February 12, 2026. Public hearing time will be 6:15 on February 12, 2026.

Respectfully Submitted:

*Judith Stumpo*  
Recording Secretary