

**Zoning Board of Appeals
Public Hearing Minutes**

LEGAL NOTICE

The Sterling Zoning Board of Appeals will hold a Public Hearing on Tuesday, January 27, 2026, in Room 15 at the Sterling Town Hall, 1183 Plainfield Pike, Oneco, CT beginning at 6:30 pm to hear written and/or verbal comments on the following: Application #ZBA 25-03 by JAW Property Group, LLC, for a variance from Section 4.01 of the Sterling Zoning Regulations of Minimum Lot Size for property located at 1092 Plainfield Pike, Sterling, CT (00IOV/022/0058) A Copy of the application is available for review at the Sterling Town Hall during business hours. Stephen Offiler, ZBA Chair

Members Present: Stephen Offiler, Derek Anforth, Robert Lassar

Alternate Members Present: Robert Boutin JR.

Regular Member Absent: Rusty Dexter

Alternate Member Absent: Betsy Chamberland

Also Present: JAW property group; James Weagle, Greg Glaude; Killingly Engineers, and Melissa Bradley, recording secretary

Chairman Offiler opened the public hearing at 6:32pm to consider a variance application by JAW Property Group LLC for two parcels on Plainfield Pike.

The application seeks to adjust two lot sizes to comply with septic system requirements under CT public health code. 1092 Plainfield Pike will reduce minimum lot area from 87,120 sq. ft. to 31,102 sq. ft. This is an increase from the existing lot size of 9.278 sq. ft. Chairman Offiler proposed amending the application to include a variance for section 4.02c, relief from 150 x 150 rectangle and also 1100 Plainfield Pike will reduce minimum lot area from 87,120 sq. ft. to 55,391 sq. ft.

The proposal includes a shared well system, subject to health department approval.

Statement of Hardship:

Both lots were created in 1959 when lot 58 (#1092) was divided from lot 59 (#1100). See vol. 28, page 20 of the Sterling Land Records. This division occurred prior to the adoption of Zoning Regulations by the Town of Sterling on Sept. 10, 2009. The small size of lot 58 (#1092) limits the owner from installing a repair septic system that would meet the Connecticut Public Health Code. The proposed boundary adjustment between the parcels allows for a code compliant septic systems to be installed on both parcels. Both parcel lot areas will remain under the minimum size requirement. Zoning regulations do not allow more than one dwelling per lot, so the lots cannot be merged. The lot line adjustment has been reviewed and approved by the Northeast District Department of Health. (see attachment) Signed copies of the plans and abutter notice receipts were submitted.

No further comments were heard from the board of audience.

MOTION BY R. Lassar to close the public hearing.

SECONDED BY D. Anforth

VOICE VOTE UNANIMOUS

PUBLIC HEARING CLOSED AT 6:52pm

Respectfully Submitted;

Melissa J. Bradley
Recording Secretary

Variance Request

Jaw Property Group, LLC
#1092 & #1100 Plainfield Pike, Sterling, CT

Request the following variance:

#1092 Plainfield Pike:

Section 4.01 of the zoning regulations: Reduce min. lot area from 87,120 s.f. to **31,102 s.f.**

This is an increase from the existing lot size of 9,278 s.f.

§ SECTION 4.02 C RELIEF FROM 150 X 150 RECTANGLE

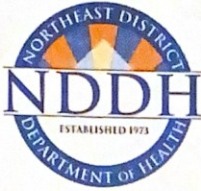
#1100 Plainfield Pike:

Section 4.01 of the zoning regulations: Reduce min. lot area from 87,120 s.f. to **55,391 s.f.**

Existing Lot is already non-conforming for Lot area.

Statement of Hardship

Both lots were created in 1959 when Lot 58 (#1092) was divided from Lot 59 (#1100). See Vol. 28, Page 20 of the Sterling Land Records. This division occurred prior to the adoption of Zoning Regulations by the Town of Sterling on Sept. 10, 2009. The small size of Lot 58 (#1092) limits the owner from installing a repair septic system that would meet the Connecticut Public Health Code. The proposed boundary adjustment between the parcels allows for a code compliant septic systems to be installed on both parcels. Both parcel lot areas will remain under the minimum size requirement. Zoning regulations do not allow more than one dwelling per lot, so the lots cannot be merged. The lot line adjustment has been reviewed and approved by the Northeast District Department of Health. (see attachment).



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
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January 22, 2026

Jaw Property Group, LLC
1092 Plainfield Pike
Oneco, CT 06373

B100/APPLICATION
SUBJECT: FILE #26000021 -- PLAINFIELD PIKE #1092, MAP #001OV, BLOCK #0022, LOT #0058,
STERLING, CT

Dear Jaw Property Group, LLC

On September 11, 2025, this department received an application proposing a boundary line adjustment between 1092 & 1100 Plainfield Pike to your property.

Based on the additional information provided 01/16/2026 and paperwork in our files this request has been approved under the following conditions:

1. Copy of shared well easement must be received prior to any septic permit(s) to construct approvals.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Holly Hood, RS

Holly Hood, RS
Registered Sanitarian ~ NDDH

cc: Sterling Building Official; Killingly Engineering Associates; Michael Brackenwagen

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