

**Sterling Zoning Board of Appeals
Special Meeting Minutes Tuesday, January 27, 2026
Sterling Town Hall Municipal Building
Immediately following the Public Hearing**

Members Present: Stephen Offiler, Derek Anforth, and Robert Lassan

Alternate Members Present: Robert Boutin JR.

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

- I. **Call to Order:** Chairman S. Offiler called the meeting to order at 6:54pm.
- II. **Pledge of Allegiance:** All stood to honor the pledge of allegiance.
- III. **Approval of Minutes:**
MOTION 1 MADE BY R. Lassan to approve minutes of 12/16/2025 as presented.
SECONDED BY D. Anforth VOICE VOTE: 4-0 UNANIMOUS **MOTION CARRIES**
- IV. **Application #ZBA 25-03 by JAW Property Group, LLC, 1092 Plainfield Pike, Sterling, CT (0010V-22-58) Variance Section 4.01 Minimum Lot Size:** The application initially included one variance but now seeks two additional variances. The variances were needed for properties at 1092 and 1100 Plainfield Pike due to lot size limitations that prevent the installation of a septic system.

MOTION 2 MADE BY B. Lassan amending the original application to include 2 additional variances: 1. Request relief from section 4.02c for the 150 x 150-foot rectangle. 2. Variance from section 4.01 for property at 1100 Plainfield Pike.
SECONDED BY R. Boutin VOICE VOTE: 4-0 UNANIMOUS **MOTION CARRIES**
- V. 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)

Discussion held on the physical dimensions and measurements required for the septic system and the comprehensive presentation received.

MOTION 3 MADE BY B. Lassan to approve the application and amended variances, with no additional fees: 1092 Plainfield Pike, variance from section 4.01, to put septic in and put garage on 1092 property, taken from 1100 Plainfield Pike; Request relief from section 4.02c for the 150 x 150 foot rectangle and variance from section 4.01 for property at 1100 Plainfield Pike.

SECONDED BY D. Anforth **VOICE VOTE: 4-0 UNAMINOUS** **MOTION**
CARRIES

VI. Adjournment:

MOTION 4 MADE BY R. Lasson to adjourn the meeting.

SECONDED BY R. Boutin

Meeting adjourned 7:01pm

Respectfully Submitted;

Melissa J. Bradley
Recording Secretary