

**STERLING PLANNING & ZONING COMMISSION
PUBLIC HEARING MINUTES
1183 PLAINFIELD PIKE, ONECO, CT
MONDAY, FEBRUARY 9, 2026, 6:15 P.M.**

Members Present: Jason McLevy, Stephen Thompson, and Jon Turban

Members Absent: John Angelone (with notification)

Alternate Members Present: None

Staff Present: Jim Larkin, Consulting Planner, Revenue Collector Judy Stumpo

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

J. McLevy opened the floor to public comments on 25-2SA – Judi Iafrate, 80 Porter Pond Road, Sterling (Moosup), CT, 1-Lot Re-subdivision. J. Larkin, Consulting Planner, stated there is new information to add to the application. A letter from J. Iafrate, dated February 9, 2026, requesting waivers in accordance with Section 12.6 of the Sterling Subdivision regulations for consideration. Also entered into the application is a letter from Jim Larkin, Consulting Planner with Northeastern CT Council of Governments, dated February 2, 2026, providing information regarding such requested waivers and comments addressed to Jason McLevy, Chair of the Planning & Zoning Commission. These additional documents will be discussed during the Regular Meeting of February 9, 2026. There were no public comments.

S. Thompson made a motion, seconded by J. Turban, to close the Public Hearing at 6:27pm; motion carries 3-0.

Respectfully Submitted:

Judith Stumpo

Recording Secretary