

**TOWN OF ROCKY HILL
PLANNING & ZONING COMMISSION**

**AGENDA OF
REGULAR MEETING OF WEDNESDAY, FEBRUARY 17, 2010
Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067**

1. PUBLIC HEARING CONTINUANCE AT 6:30P.M.

A. Re-subdivision Application, **Salvatore Leone**, proposing one single family residential building lot with frontage on Ten Rod Highway of approximately 2.925 acres, being divided out of the land now or formerly owned by Jeanette Oleski, the total piece with frontage on Ten Rod Highway and France Street, in a R-40 Residential Zoning District, ID # 29-4-2;

2. PUBLIC HEARING TO COMMENCE AFTER CLOSURE OR RECESS OF ITEM 1 A

A. Special Permit/Site Plan Application, **Modern Capital Rocky Hill, LLC/Richard W. Vicino**, proposing a building of approximately 15,275 square feet to include both automotive service space with associated retail space for automotive related products and other 2, 758 retail unit, for property located at 867 Cromwell Avenue, in a C-Commercial Zoning District; ID # 28-4-9;

B. Special Permit Application, **Cold Spring LLC c/o Reno Properties Group, LLC**, proposing to convert approximately 1,500 square feet of retail space to a take-out only restaurant for property located at 946 Cromwell Avenue, more specifically the former gift shop, unit north of Patty Cakes, in a C-Commercial Zoning District; ID # 35-2-1A;

3. CALL TO ORDER - IMMEDIATELY FOLLOWING CLOSE / RECESS OF PUBLIC HEARINGS

4. PUBLIC (limited to 3 minutes)

A. Public Comment on the Plan of Conservation and Development Update

B. Public Comment on items NOT on the agenda

5. ADOPT THE AGENDA

6. CONSENT AGENDA

A. Approve Minutes and Working Notes from January 20, 2010;

B. Bond Reduction Request, **West Elm Business Center LLC**, for improvements associated with the Wachovia Bank project at 1030 Elm Street in a C-Commercial Zoning District; ID # 19-9-4;

7. AGENDA ITEMS

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D. Referral under Section 8-24 of the Connecticut General Statutes, Rocky Hill Town's Council desire to take the property now or formerly known as The Connecticut Foundry, located on Glastonbury Avenue and Meadow Road, currently owned by Riverfront Future Partners, for the establishment of a public park pursuant to Ordinance 250-09; ID # 22-5-3,22-5-4,22-4-8,22-4-9,22-4-10,22-4-11;

E. Referral under 8-24 of the Connecticut General Statutes, Rocky Hill Town Council's desire to utilize six (6) acres of Town Owned land at 155 West Street to locate and construct a police training facility; ID # 26-1-5-1;

8. ANY OTHER BUSINESS

A. Election of Officers (if Appointments are finalized)

B. Bylaw Review (if Appointments are finalized)

C. Appointments to CRCOG Regional Planning Commission (if Appointments are finalized)

9. COMMUNICATIONS

10. APPROVE BILLS

11. ADJOURN

Dated in Rocky Hill, CT this 9th day of February , 2010

Rocky Hill Planning and Zoning Commission
Barry Goldberg, Secretary