

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

AGENDA/NOTICE OF SPECIAL MEETING

Wednesday, February 3, 2010

The Rocky Hill Planning and Zoning Commission will hold a Special Meeting on Wednesday, February 3, 2010 in the Council Room, second floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. CALL TO ORDER AT 6:30 p.m.
2. Introduction to Plan of Conservation and Development and Update thereof and Public Comment/Questions.
3. Adjourn

Dated in Rocky Hill, CT this 29th day of January 2010
Rocky Hill Planning and Zoning Commission
Barry Goldberg, Secretary

**TOWN OF ROCKY HILL
PLANNING & ZONING COMMISSION
AGENDA OF
REGULAR MEETING OF WEDNESDAY, JANUARY 20, 2010**

Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067

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

A. Special Permit/Site Plan Application, **Barbara Gilbert, Town of Rocky Hill**, proposing a 13, 700 square foot regional police training facility and associated site improvements for property located at 155 West Street in a R-20 Residential Zoning District, ID 26-1-5-1, in order to get the information requested and any other staff comments; Hearing continued from 12-16-09 for the purposes of receiving a Legal Opinion on CGS 8-24, and the report from the Inland Wetlands and WaterCourses Agency;

B. 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; Hearing continued from January 6, 2010, applicant to notify abutters and post sign on site;

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

3. PUBLIC

4. ADOPT THE AGENDA

5. CONSENT AGENDA

A. Approve Minutes and Working Notes from December 16, 2009;

B. Approve Minutes and Working Notes from January 6, 2010;

C. Set a Public Hearing Date for Wednesday February 17, 2010 at 6:30 p.m. in the Town Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT to consider the following: 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;

D. Set a Public Hearing Date for Wednesday February 17, 2010 immediately following a previously scheduled hearing which is to begin at 6:30p.m. in the Town Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT to consider the following: 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;

E. Set a Public Hearing date for Wednesday March 17, 2010 at 6:30p.m. in the Town Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT to consider the following, Proposed Zoning Regulation Amendment, **Town of Rocky Hill**, proposing to add the Zoning Board of Appeals plan checklist as Section 8.7.4 B 2. Subsection a:

a. Plot Plan Requirements

All plans must include the following information where applicable:

1. Name and address of property owners.
2. Address of property in question.
3. Signature and seal of an engineer, landscape architect, or land surveyor who is registered in the State of Connecticut.
4. Survey information of the land in question including distances, angles, and bearings.
5. North point arrow.
6. Zone classification, lot size, lot frontage, front yard, side yard, rear yard, building height, parking spaces, floor area, lot coverage and open space percentage.
7. Distance of structure(s) existing or proposed, to property lines.
8. Location of tree lines or other densely settled vegetation.
9. The amount of the variance requested and the amount required in the Zoning Regulations.
10. Curb cuts, drive-ways, and parking layout for non-residential parcels.
11. Height, size and location of sign if applicable.
12. Existing contours, not more than five foot intervals, if applicable.
13. Building lines for all property lines.
14. Scale: Not less than 1" 40'.
15. Index map showing 200 ft. radius and abutting properties
16. Abutters list (on plan).

5. AGENDA ITEMS

A. Discussion of bond related issues concerning Parcel 16 and Sky view Drive, Sky View at Rolling Greens, **R. John Farnham**, properties located in a R-20 Residential Zoning District;

B. Request for an Extension to commence construction, **Cogent Management LLC**, for the approved banquet facility and associated improvements to be located at 685 Cromwell Avenue in a C-Commercial Zoning District; ID # 28-1-4-2;

C. Special Permit/Site Plan Application, **Barbara Gilbert, Town of Rocky Hill**, proposing a 13, 700 square foot regional police training facility and associated site improvements for property located at 155 West Street in a R-20 Residential Zoning District, ID 26-1-5-1, in order to get the information requested and any other staff comments;

D. 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;

6. ANY OTHER BUSINESS

7. COMMUNICATIONS

8. APPROVE BILLS

9. ADJOURN

Dated in Rocky Hill, CT this 14th day of January, 2010

Rocky Hill Planning and Zoning Commission
Barry Goldberg, Secretary

Proposed Zoning Regulation Amendment, **Town of Rocky Hill**, proposing to add the Zoning Board of Appeals plan checklist as Section 8.7.4 B 2. Subsection a:

a. Plot Plan Requirements

All plans must include the following information where applicable:

17. Name and address of property owners.
18. Address of property in question.
19. Signature and seal of an engineer, landscape architect, or land surveyor who is registered in the State of Connecticut.
20. Survey information of the land in question including distances, angles, and bearings.
21. North point arrow.
22. Zone classification, lot size, lot frontage, front yard, side yard, rear yard, building height, parking spaces, floor area, lot coverage and open space percentage.
23. Distance of structure(s) existing or proposed, to property lines.
24. Location of tree lines or other densely settled vegetation.
25. The amount of the variance requested and the amount required in the Zoning Regulations.
26. Curb cuts, drive-ways, and parking layout for non-residential parcels.
27. Height, size and location of sign if applicable.
28. Existing contours, not more than five foot intervals, if applicable.
29. Building lines for all property lines.
30. Scale: Not less than 1" 40'.
31. Index map showing 200 ft. radius and abutting properties
32. Abutters list (on plan).

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

AGENDA/NOTICE OF SPECIAL MEETING

Wednesday, January 6, 2010

1. PUBLIC HEARING AT 6:30 P.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. SPECIAL MEETING CALL TO ORDER

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;

B. Bond Reduction Request, **RJD Development LLC**, for improvements associated with Krol Farms Subdivision, a 19 lot conservation design subdivision at 155 France Street in a R-20 Residential Zoning District; original ID # 29-2-20;

C. Discussion, Plan of Conservation and Development Review and Update Schedule

D. Adjourn

Dated in Rocky Hill, CT this 31st day of December 2009

Rocky Hill Planning and Zoning Commission
Barry Goldberg, Secretary

**LEGAL NOTICE
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will begin a public hearing on Wednesday, January 20, 2010 following a previously scheduled hearing beginning at 6:30 p.m. in the Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. 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;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 9th and 15th day of January, 2010.

Planning and Zoning Commission
Barry Goldberg, Secretary

**LEGAL NOTICE
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will conduct a public hearing on Wednesday, January 6, 2010 beginning at 6:30 p.m. in the Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. 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;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 24th and 31st day of December , 2009.

Planning and Zoning Commission
Barry Goldberg, Secretary