



**TOWN OF ROCKY HILL
MEETING MINUTES/MOTIONS**

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	January 15, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	January 20, 2010
TIME MEETING STARTED	6:32 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Tony DiLorenzo, Chairman	2. Henry Vasel, Vice Chairman
3. Brian Dillon, Commissioner	4. Barry Goldberg, Commissioner
5. Guy Drapeau, Commissioner	6. Ron Angelo, Alternate
7. Kimberley A. Ricci, Dir. Planning and Building/Asst. ZEO	8.
9.	10.

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT Yes No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION Passed Failed Tabled

A MOTION was made by Commissioner Goldberg to close the public hearing for 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. Seconded by Vice Chairman Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION Passed Failed Tabled

Commissioner Dillon made a MOTION for a 5-minute recess. Seconded by Vice Chairman Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Dillon to continue the public hearing for 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 until February 10, 2010 at 6:30 p.m. to receive staff comments, an engineering report and evaluation of drainage. Seconded by Vice Chairman Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to adopt the agenda with the following changes:
1. Move item B. under Agenda items to item F. under the Consent Agenda and to include any staff comments.
Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to adopt the Consent Agenda. Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved as part of the 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:

F. 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;

6th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Goldberg to approve the 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 with the following conditions:

- Training at the site be restricted to the hours of 7 AM – 6 PM.
- No firearms training will be authorized.
- All training activity will be self-contained within the structure.
- The project will be designed to look like a large cape or ranch-style single-family home.
- Staff comments dated January 13, 2010 be resolved with the agreement of town staff.

Seconded by Vice Chairman Vasel. 4 were in favor (DiLorenzo, Vasel, Dillon, Goldberg), one opposed (Drapeau) MOTION CARRIED.

7th MOTION Passed Failed Tabled

Commissioner Dillon made a FRIENDLY AMENDMENT that the approval recognizes the requirement for an 8-24 referral in the future. Commissioner Goldberg accepted the Friendly Amendment.

8th MOTION Passed Failed Tabled

Commissioner Dillon made a FRIENDLY AMENDMENT that the following section B. 3. be added to the motion as the only approved uses at the facility:

B. 3. List of Activities to be conducted on-site consists of the following:

- Assorted Classroom style education
- Driving simulator (classroom based on simulator machines)
- Practical scenario type exercises to include utilizing “Simunition” equipment within the facility
- Training will be restricted to the hours of 7 a.m.-6.p.m.
- NO FIREARMS TRAINING WILL BE AUTHORIZED.

Commissioner Goldberg accepted this FRIENDLY AMENDMENT.

9th MOTION Passed Failed Tabled

Commissioner Dillon made a FRIENDLY AMENDMENT that the “merits” not be included as part of the motion. Commissioner Goldberg accepted the FRIENDLY AMENDMENT.

10th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to adjourn. Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED UNANIMOUSLY.

LINK TO WORKING NOTES (will be attached if available)

ACTION

CORRECTION(S) (will be attached if available)

TIME MEETING ADJOURNED: 9:25 p.m.

TIME DELIVERED TO TOWN CLERK: _____.