



**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	<b>Planning and Zoning Commission</b>
DATE MEETING AGENDA POSTED	February 10, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	<b>February 17, 2010</b>
TIME MEETING STARTED	6:31 pm.
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. Barry Goldberg, Commissioner	4. Brian Dillon, Commissioner (arrived at 7:35 p.m.)
5. Peter Arico, Alternate	6. Ron Angelo, Alternate
7. Sar Minakan, Zoning Enforcement Officer	8.
9.	10.

NUMBER REQUIRED FOR QUORUM   3   QUORUM PRESENT  Yes  No

**\*\* Commissioner Angelo voted in the absence of Commissioner Drapeau.**

TEXT MOTIONS AND RESULTS VOTES

1st MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to recess the public hearing for the 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 March 17, 2010. Seconded by Vice Chairman Vasel. MOTION CARRIED UNANIMOUSLY. (Commissioner Arico voted for Commissioner Dillon who arrived late.)

**\*Commissioner Dillon resumed his seat.**

2nd MOTION       Passed     Failed     Tabled

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

3rd MOTION       Passed     Failed     Tabled

A MOTION was made by Vice Chairman Vasel to close the public hearing for the 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. Seconded by Commissioner Dillon. MOTION CARRIED UNANIMOUSLY. (Commissioner Goldberg recused himself for this application. Commissioner Arico voted in his place.)

4th MOTION       Passed     Failed     Tabled

Vice Chairman Vasel made a MOTION for a 2-minute recess. Seconded by Commissioner Arico. MOTION CARRIED UNANIMOUSLY.

5th MOTION       Passed     Failed     Tabled

A MOTION was made by Vice Chairman Vasel to adopt the agenda. Seconded by Commissioner Angelo. 3 were in favor (DiLorenzo, Vasel, Goldberg), one opposed (Angelo), one abstention (Dillon), MOTION CARRIED.

6th MOTION       Passed     Failed     Tabled

A MOTION was made by Commissioner Goldberg to adopt the Consent Agenda. Seconded by Vice Chairman Vasel. MOTION CARRIED UNANIMOUSLY. The following items were approved as part of the 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;

7th MOTION       Passed     Failed     Tabled

A MOTION was made by Vice Chairman Vasel to approve the 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 including all staff comments. Seconded by Commissioner Arico. 4 were in favor (DiLorenzo, Angelo, Vasel, Arico) 1 opposed (Goldberg) MOTION CARRIED. (Commissioner Dillon recused himself for this application. Commissioner Arico voted in his place.)

8th MOTION  Passed  Failed  Tabled

A FRIENDLY AMENDMENT was made by Chairman DiLorenzo to include halo lighting for the sign. Commissioners Vasel and Arico accepted the friendly amendment.

9th MOTION  Passed  Failed  Tabled

A MOTION was made by Vice Chairman Vasel to approve the 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 including all staff comments. Seconded by Commissioner Arico. MOTION CARRIED UNANIMOUSLY. (Commissioner Arico voted for Commissioner Goldberg who recused himself for this application.)

10th MOTION  Passed  Failed  Tabled

A FRIENDLY AMENDMENT was made by Commissioner Dillon that all delivery vehicles be parked in the rear of the building. Commissioners Vasel and Arico accepted the friendly amendment.

11th MOTION  Passed  Failed  Tabled

Commissioner Arico made a MOTION table the **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. No second, MOTION FAILED.

12th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to approve the 8.24 referral with a positive vote back to the Council of the Rocky Hill Town Council's 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. Seconded by Commissioner Angelo. 4 were in favor (DiLorenzo, Dillon, Angelo, Goldberg) 1 opposed (Arico – voting for Vice Chairman Vasel who recused himself for this application.) MOTION CARRIED.

13th MOTION  Passed  Failed  Tabled

A FRIENDLY AMENDMENT was made by Commissioner Dillon that they add to the report on the referral that this request is consistent with the Plan of Conservation and Development, that it removes a potential blight from the neighborhood and also be positive by completing environmental remediation on the property that has been identified by the Town. Commissioner Goldberg and Angelo accepted this FRIENDLY AMENDMENT.

**\*\* Vice Chairman Vasel resumed his seat.**

14th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to refer back to the Council in a positive way that their referral of 8-24 of the Connecticut 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. Seconded by Commissioner Angelo. 4 were in favor (Vasel, DiLorenzo, Goldberg, Angelo) one opposed (Dillon). MOTION CARRIED.

15th MOTION  Passed  Failed  Tabled

A MOTION was made by Vice Chairman Vasel to adjourn. Seconded by Commissioner Dillon. MOTION CARRIED UNANIMOUSLY.

LINK TO WORKING NOTES (will be attached if available)

ACTION

CORRECTION(S) (will be attached if available)

TIME MEETING ADJOURNED: 9:37 p.m.

TIME DELIVERED TO TOWN CLERK: \_\_\_\_\_.