



**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	March 12, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	<b>March 17, 2010</b>
TIME MEETING STARTED	6:31 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. Barry Goldberg, Commissioner
3. Ron Angelo, Commissioner	4. Gregory Faulkner, Commissioner
5. Victor Zarilli, Alternate	6. Henry Vassel, Alternate
7. Peter Arico, Alternate	8. Kimberley A. Ricci, Dir. Planning and Building/Asst. ZEO
9.	10.

NUMBER REQUIRED FOR QUORUM   3   QUORUM PRESENT  Yes  No

\*\*Commissioner Vassel voted in the absence of a regular member.

**TEXT MOTIONS AND RESULTS VOTES**

1st MOTION             Passed     Failed     Tabled

A MOTION was made by Commissioner Goldberg to close the Public Hearing for the Re-subdivision Application, Salvatore <b>Leone</b> , 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. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioners Vasel and Arico voted for this application)

2nd MOTION       Passed       Failed       Tabled

A MOTION was made by Commissioner Vasel to close the Public Hearing for the 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, driveways, 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).

Seconded by Commissioner Arico. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION       Passed       Failed       Tabled

A MOTION was made by Commissioner Vasel to adopt the agenda, adding 6.b. Request for a crushing operation at the Kroll Farm subdivision and 6.c. Proposed Zoning Regulation Amendment. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION       Passed       Failed       Tabled

A MOTION was made by Commissioner Goldberg to approve 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, ID # 29-4-2 including the issues on the staff report dated March 15, 2010, be resolved, and that any of the questions referred to us by engineers, specifically the Peer Review by LRC dated February 17, 2010 that the staff be authorized to review those issues and incorporate them into the final subdivision plan for signature to the betterment of the

neighborhood and to the compliance with the subdivision regulations.

Seconded by Commissioner Vasel. Commissioner Vasel withdrew his second. MOTION FAILED.

5th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Vasel to deny without prejudice 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, ID # 29-4-2. Seconded by Commissioner Angelo. Three were in favor (Arico, Vasel, Angelo), two opposed (DiLorenzo, Goldberg), MOTION CARRIED.

6th MOTION  Passed  Failed  Tabled

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

7th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Vasel to approve the request for a crushing operation for the Kroll Farm Subdivision including all staff comments. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioner Arico voted for Commissioner Faulkner who recused himself)

8th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to approve the 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, driveways, 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).

Seconded by Commissioner Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.  
(Commissioner Faulkner voted on this application)

9th MOTION       Passed       Failed       Tabled

A MOTION was made by Commissioner Vasel to adjourn. Seconded by Commission Faulkner.  
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: 9:05 p.m..

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