



**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	May 14, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	May 19, 2010
TIME MEETING STARTED	6:30 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, Vice Chairman
3. Ron Angelo, Secretary	4. Gregory Faulkner, Commissioner
5. Victor Zarrilli, Commissioner	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

TEXT MOTIONS AND RESULTS VOTES

1st MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Goldberg to close the public hearing for Special Permit Application, **FWA, LLC, proposing** a seasonal ice cream shop **as** an accessory use to an existing farm stand use and within an existing structure, for property located at 1146 Cromwell Avenue in a BP- Business Park Zoning District; ID# 35-4-1. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to close 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, ID # 29-4-2. Seconded by Vice Chairman Goldberg. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION Passed Failed Tabled

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

4th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Goldberg to adopt the agenda moving item D. Modification to a Site Plan, **Webster Hills Estates Association Inc., (Shirley K. LaCava, President)**, proposing to eliminate the pathway on the Webster Hill Estates property up on the agenda to item A.1. and moving item C. Special Permit Application, **FWA, LLC**, proposing a seasonal ice cream shop as an accessory use to an existing farm stand use and within an existing structure up on the agenda to item A.2. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION Passed Failed Tabled

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

A. Approve Minutes and Working Notes from May 5, 2010;

6th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Goldberg to hold a public hearing on June 16th at 6:30 for the Modification to a Site Plan, **Webster Hills Estates Association Inc., (Shirley K. LaCava, President)**, proposing to eliminate the pathway on the Webster Hill Estates property (Truman Way), for property located off Webster Lane and Elm Street in a R-20 Residential Zoning District; ID# 20-6-18. Seconded by Commissioner Faulkner. 3 were in favor (Goldberg, DiLorenzo, Faulkner), 2 opposed (Angelo, Zarrilli), MOTION CARRIED.

7th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Goldberg to approve the Special Permit Application, **FWA, LLC**, proposing a seasonal ice cream shop as an accessory use to an existing farm stand use and within an existing structure, for property located at 1146 Cromwell Avenue in a BP-Business Park Zoning District; ID# 35-4-1 with the condition that all staff comments are addressed and any issues with traffic be handled by staff. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman 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 with the condition that the monitoring of the site be such that the drainage, sedimentation controls, the siltation fencing all be given proper approval by the staff and that the regulations dealing with the subdivision be adhered to and that the safety of the water and the proper mechanisms to deal with the runoff and the topography of the land be adhered to. Also with the condition that sidewalks be installed. Seconded by Commissioner Faulkner. 3 were in favor (DiLorenzo, Goldberg, Faulkner), 2 opposed (Angelo, Zarrilli), **MOTION CARRIED.**

9th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Faulkner to approve the Site Plan Application, Cambridge **MA, LLC, proposing** a second floor office addition of 3,690 square feet, plus related site improvements for property located at 2110 Silas Deane Highway in a C-Commercial Zoning District; ID# 9-4-31 including all staff comments. Seconded by Commissioner Angelo. All were in favor, **MOTION CARRIED UNANIMOUSLY.**

10th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Goldberg to approve the Modification to the deed restricted lots at the **Old Dividend Crossing Subdivision**, currently Lots # 1,8,12,20,27,28,31 and 38 proposed to be Lots# 1, 8,12, 20, 25, 27, 31, and 38, for lands located in the Old Dividend Crossing Subdivision, off of Dividend Road, in R-20 Residential Zoning District, original parcel ID# 38-4-27. Seconded by Commissioner Zarrilli. All were in favor, **MOTION CARRIED UNANIMOUSLY.**

11th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Faulkner to adjourn. Seconded by Commissioner Zarrilli. 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: 8:53 p.m.

TIME DELIVERED TO TOWN CLERK: _____.