



**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	June 11, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	June 16, 2010
TIME MEETING STARTED	6:34 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. Ron Angelo, Secretary
3. Gregory Faulkner, Commissioner	4. Victor Zarrilli, Alternate
5. Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO	6.
7.	8.
9.	10.

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT Yes No

****Commissioner Zarrilli voted in the absence of another regular member.**

TEXT MOTIONS AND RESULTS VOTES

1st MOTION Passed Failed Tabled

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

2nd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to recess the public hearing for a 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 an R-20 Residential Zoning District; ID# 20-6-18 until July 21, 2010. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to adopt the agenda. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to adopt the Consent Agenda as proposed with suggested staff changes. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved as part of the Consent Agenda:

- A. Approve the minutes and working notes from May 19, 2010;
- B. Soil Removal Permit Renewals, Town of Rocky Hill, #76-1 and 80-1
- C. Set a public hearing for Wednesday, July 21, 2010 beginning at 6:30 p.m. in the Council Room, Second Floor Town Hall, 761 Old Main Street for the purpose of the following: Special Permit Application, Vijaykumar G. Patel, proposing a portion of the building and property at 2105 Silas Deane Highway to be used for used automobile sales and general repairs (a single bay) in a C-Commercial Zoning District, ID # 9-5-9.
- D. Bond Reduction request, R.J. D. Development Co. LLC, reducing the bond held to \$3,000 to cover incomplete street trees and other minor items, for improvements associated with a five (5) lot residential subdivision known as Harlow Meadow Subdivision, off of Hayes Road approximately 265 feet north of the intersection of Hayes and Falcon Ridge Roads in a R-20 Residential Zoning District, ID #13-1-17;
- E. Table the Street Acceptance Request, R.J.D. Development Co. LLC, for approximately 300 lineal feet of roadway also known as Christopher Court in the Harlow Meadow Subdivision, off of Hayes Road approximately 265 feet north of the intersection of Hayes and Falcon Ridge Roads in a R-20 Residential Zoning District; ID # 13-1-17

5th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to table until the next meeting the Subdivision application, Charles D. & Sharon K. Myjak, proposing to divide land at #47 Pratt Street, a 1.976 acre parcel into three residential building lots, for property located at 47 Pratt Street in a R-20 Residential Zoning District; ID # 24-3-9 in order to receive staff comments. Seconded by Commissioner Faulkner. Commissioner Faulkner withdrew his second. Commissioner Angelo withdrew his motion, MOTION FAILED.

6th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to approve the Subdivision application, Charles D. & Sharon K. Myjak, proposing to divide land at #47 Pratt Street, a 1.976 acre parcel into three residential building lots, for property located at 47 Pratt Street in a R-20 Residential Zoning District; ID # 24-3-9 subject to staff comments. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo to accept the Subdivision Application, Reed Builders, LLC, proposing to divide land at the eastern end of Esther Road, a 3.63 (approximate) parcel into four residential building lots for property located at the easterly terminus of Esther Road in a R-20 Residential Zoning District, ID # 22-2-16 subject to staff comments. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Faulkner to accept the withdrawal of the Site Plan Application, Project Green LLC, proposing the final post-closure use for the former Rocky Hill Landfill as open space, passive recreation, stone dust paths and associated parking, for property located at the former Rocky Hill Landfill immediately east of the railroad right of way off of Great Meadow Road, in the following zoning districts, Agriculture, Upper Connecticut River Conservation District and Floodplain Overlay; ID# 22-2-33; 8-2-20 and 22-3-4 and 5. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Angelo 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: 9:42 p.m.

TIME DELIVERED TO TOWN CLERK: _____.