



**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	August 13, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	<b>August 18, 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, Vice Chairman
3. Ron Angelo, Secretary	4. Victor Zarrilli, Commissioner
5. Henry Vasel, Alternate	6. Peter Arico, 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 Arico to close the Public Hearing for 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. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioner Goldberg recused himself for

this application. Commissioner Arico voted in his place.

2nd MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Angelo to continue the public hearing for Special Permit Application for ITM **Retail Corporation**, proposing to sell beer under a grocery beer liquor permit for property located at 357 Cromwell Avenue in a C- Commercial Zoning District until September 15, 2010 at 6:30 p.m. Seconded by Commissioner Goldberg. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to recess the public hearing for a Permit Application, Project **Green LLC**, **proposing** to place approximately 1, 731 cubic yards of material (crushed glass, CT DEP approved soils, recycled asphalt and millings), for the access driveway only, for property known as former Rocky Hill Landfill to obtain additional material that was discussed at this meeting. Seconded by Commissioner Arico. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to close the public hearing for Site Plan Application/Referral, 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. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION  Passed  Failed  Tabled

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

6th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Angelo to adopt the Consent Agenda. Seconded by Commissioner Goldberg. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved on the Consent Agenda:

A. Approve Minutes and Working Notes from July 21, 2010;

B. Site Plan modification Rocky **Hill Historical Society**, proposing a temporary accessory building 16' by 24', for three (3) years to be used as an archival repository to be located generally north and east of the northeast corner of the Cora J. Belden Library at the municipal campus for property located at 33 Church Street, in a R-20 Residential Zoning District; ID # 10-045;

7th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Angelo to accept 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. Seconded by Commissioner Arico. 3 were in favor (Angelo, Arico, Zarrilli), 2 opposed (Goldberg, DiLorenzo), MOTION CARRIED.

8th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Arico to approve the Special Permit Application, **Vijaykumar G. Patel**, proposing a portion of the building and property at 2105 Silas Deane Highway to be used for general repairs (a single bay) in a C-Commercial Zoning District but to deny the Special Permit Application for used automobile sales. Seconded by Commissioner Zarrilli. MOTION AND SECOND WITHDRAWN.

9th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Arico to approve the Special Permit Application, **Vijaykumar G. Patel**, proposing a portion of the building and property at 2105 Silas Deane Highway to be used for general repairs (a single bay) in a C-Commercial Zoning District but to deny the Special Permit Application for used automobile sales and to also limit the number of repaired or repairable vehicles on the property to 5 vehicles and also subject to staff comments. Seconded by Commissioner Zarrilli. 4 were in favor (Arico, DiLorenzo, Angelo, Zarrilli), 1 abstention (Vasel) (Commissioner Goldberg recused himself for this application and Commissioner Vasel voted in his place.)

10th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg that the Planning and Zoning Commissioner make an advisory referral to the Town Council Project Green LLC for 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. Seconded by Commissioner Arico, MOTION CARRIED UNANIMOUSLY.

11th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to go to a Public Hearing for the Special Permit renewal with modifications to the conditions as approved in September 2007, Burris **Logistics, proposing** to eliminate the time limit for the Special Permit and periodic renewals, eliminate conditions related to those met during actual development, those no longer applicable, for property located at 490 Brook Street in a BP-Business Park Zoning District. No second, MOTION FAILS.

12th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Goldberg to renew the Special Permit with modifications to the conditions as approved in September 2007, Burris **Logistics, proposing** to eliminate the time limit for the Special Permit and periodic renewals, eliminate conditions related to those met during actual development, those no longer applicable, for property located at 490 Brook Street in a BP-Business Park Zoning District. The only special permit conditions that will be retained would be to work with the town staff to comply with the noise ordinance that Burris will work with the community on all ongoing concerns. Seconded by Commissioner Arico. 4 were in favor (Goldberg, Angelo, Arico, Zarrilli) one opposed (DiLorenzo)

13th MOTION  Passed  Failed  Tabled

A MOTION was made by Commissioner Arico to adjourn. Seconded by Commissioner Angelo.  
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: 11:30 p.m..

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