



**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	Zoning Board of Appeals
DATE MEETING AGENDA POSTED	January 15, 2010
LOCATION	Room 2, Rocky Hill Community Center, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	January 19, 2010
TIME MEETING STARTED	7:00 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. Joseph Coelho, Chairman	2. James Reilly, Vice Chairman
3. Phil Benoit, Secretary	4. Alan Mordhorst, Commissioner
5. Matthew Luby, Commissioner	6. Sal Gozzo, Alternate
7. Stephen Park, Alternate	8. Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO
9.	10.

NUMBER REQUIRED FOR QUORUM 4 QUORUM PRESENT Yes No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to table without prejudice until the next meeting, **Appeal # 2010-3 Greg Lichatz**, applicant requesting a variance of the Rocky Hill Zoning Regulation Section 3.5.1 to reduce the front yard setback from 40' to 14.63' for a variance of 25.37' to construct a 28' x 10' wooden deck. Property located at 300 Old Main Street in a R-20, Residential Zoning District. Seconded by Commissioner Mordhorst. All were in

favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to deny **Appeal # 2010-1, Nicholas F. D'Emanuele III** requesting a variance of Rocky Hill Zoning Regulations, Section 7.2.7 to increase height of fence from 6' to 10' for a variance of 4' due to lack of hardship. Property located at 1175 Maple Street in a R-20, Residential Zoning District. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve **Appeal # 2010-2** due to hardship, **Christopher & Karen Woolley**, applicant requesting a variances of the Rocky Hill Zoning Regulations, Sections 3.5.1 to reduce the side yard setback from 15' to 12.13' for a variance of 3'to construct a 16' x 30' addition and an 8' x 30' porch for property located at 116 Bailey Road in an R-20, Residential Zoning District. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Mordhorst to approve the minutes and working notes of December 15, 2009 as presented. Seconded by Commissioner Coelho. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION Passed Failed Tabled

Commissioner Mordhorst made a MOTION to adjourn. Seconded by Commissioner Benoit. 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: 8:06 p.m..

TIME DELIVERED TO TOWN CLERK: _____.