



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.

Table with 2 columns: Field Name and Value. Fields include: NAME OF PUBLIC BOARD OR COMMISSION (Zoning Board of Appeals), DATE MEETING AGENDA POSTED (April 15, 2010), LOCATION (Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT), DATE OF MEETING (April 20, 2010), TIME MEETING STARTED (7:00 p.m.), PERSON PREPARING MEETING MINUTES (Eileen A. Knapp, Recording Secretary), VERBATIM NOTES TAKEN (checkbox Yes, checked No), AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING (checked Yes, checkbox No).

MEMBERS PRESENT AT MEETING

Table with 2 columns listing members: 1. Joseph Coelho, Chairman; 2. Phil Benoit, Secretary; 3. Alan Mordhorst, Commissioner; 4. Christopher Incarvito, Alternate; 5. Sar Minakan, Zoning Enforcement Officer; 6. (blank); 7. (blank); 8. (blank); 9. (blank); 10. (blank).

NUMBER REQUIRED FOR QUORUM _4_ QUORUM PRESENT [checkbox] Yes [checkbox] No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION [checked] Passed [checkbox] Failed [checkbox] Tabled

A MOTION was made by Commissioner Mordhorst to accept Appeal # 2010-7, George Mckinnon, applicant requesting a variance of the Rocky Hill Zoning Regulations, of a non-conforming, Section 3.4.5 C to reduce the side yard setback from 10' to 4' for a variance of 6' to construct a 12' X 24' detached garage due to the hardship. Property located at 35 Valley Brook Road in a R-20 - Residential Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Mordhorst to approve **Appeal #2010-8, Rocky Hill Lions Club** requesting a variance of the Rocky Hill Zoning Regulations from Section 3.21 to hold an annual carnival from 9/10/10 through 9/10/10 for period of 3 year from 2011 to 2012. Property located at Elm Street (Elm Street Park.) in a R-20, Residential Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve **Appeal #2010-9, FWA, LLC** requesting a variance of the Rocky Hill Zoning Regulations from Section 4.1.4 Special Permit Uses in a BP Zoning District, also 7.4 Restaurant, to allow for a seasonal ice cream shop to be operated within the existing farm stand business/building due to the hardship. Property located at 1146 Cromwell Avenue in a BP-Business Park Zoning District. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to accept **Appeal #2010-10, J-P and Lani Langlois** requesting a variance of the Rocky Hill Zoning Regulations from Section 3.5.1 Bulk Requirements of the R-20 Zoning District due to the hardship, to reduce the side yard setback 13' from 15' to 2 ' and to reduce the rear yard setback 15' from 25 ' to 10', to replace the existing non-conforming garage with a new 20' by 22' two car garage for property located at 57 Riverview Road in a R-20 Residential Zoning District. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve the minutes and working notes of March 16, 2010 with changes. Seconded by Commissioner Mordhorst. MOTION CARRIED UNANIMOUSLY.

6th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Incarvito 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: 7:27 p.m.

TIME DELIVERED TO TOWN CLERK: _____.