



**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	May 14, 2010
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	May 18, 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. Joe Coelho, Chairman	2. James Reilly, Vice Chairman
3. Phil Benoit, Secretary	4. Alan Mordhorst, Commissioner
5. Matthew Luby, Commissioner (arrived at 7:03 p.m.)	6. Christopher Incarvito, Alternate
7. Stephen Park, Alternate	8. Sar Minakan, Zoning Enforcement Officer
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 approve **Appeal #2010-11, RP Glenbrook, LLC**, requesting a variance of the Rocky Hill Zoning Regulations, Section 6.4.9e and 6.4.2b to construct a freestanding sign to be located at Cold Spring & Century Hills Drive due to the hardship. Property located at 600 Cold Spring Road 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 Incarvito to move **Appeal #2010-13, Derrick Roberts, 52 Church Street** and **Appeal #2010-14, Jeffrey W & Elizabeth L. White, 1 Henry Street** up on the agenda. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Mordhorst to approve **Appeal #2010-13, Derek & Jennifer Roberts**, requesting a variance of the Rocky Hill Zoning Regulations, Section 4.3.1 to reduce the front yard set back from 35' to 19.5' for a variance of 15.5'; also to reduce the set back from 15' to 14.1' for a variance of .09' and for both side yards from 30' to 20.4' for a variance of 9.6' to construct a deck due to the hardship. Property located at 52 Church Street. in a C - Commercial Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Reilly to approve **Appeal # 2010-14, Jeffrey W & Elizabeth L. White** requesting a variance of the Rocky Hill Zoning Regulation Section 3.5.1 to reduce the front yard set back from 40' to 29.3' for a variance of 10.7' for front cover entry and 10.3' variance for front addition due to the hardship. Property located at 1 Henry Street in a R-20 - Residential Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Mordhorst to approve **Appeal #2010-12. Patel G. Vijaykumar**, requesting a variance of the Rocky Hill Zoning Regulations, Section 8.75 per Connecticut Statutes, Section 14-54, 55, for used car dealers and general repair license due to hardship. Property located at 2105 Silas Deane Highway in a C-Commercial Zoning District. Seconded by Chairman Coelho. 4 were in favor (Coelho, Mordhorst, Reilly, Luby), one opposed (Benoit), MOTION CARRIED.

6th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve the minutes and working notes of April 20, 2010 with changes. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Mordhorst 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: 7:45 p.m.

TIME DELIVERED TO TOWN CLERK: _____.