



TOWN OF ROCKY HILL MEETING MINUTES

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 24 hours of the meeting being adjourned.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	June 13, 2008
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	June 18, 2008
TIME MEETING STARTED	6:33 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp
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. Henry Vasel, Vice Chairman
3. Brian Dillon, Commissioner	4. Guy Drapeau, Commissioner
5. Neil Geldof, Alternate	6. Peter Arico, Alternate (Leaves @ 7:40 p.m.)
7. Anant Patel, Alternate	8. Kimberly Ricci, Dir. of Planning and Building/Asst. ZEO
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 Vice Chairman Vasel to close the public hearing for a Special Permit/site plan application, **Don Hammerberg Assoc.**, for a change of use to retail and restaurant for property, now vacant and immediately prior an office/ advertising mock up studio, located at 2399-2409 Main Street, in a C-Commercial Zoning District; Map 21 Block 1 Lots 15, 16, and 17. Seconded by Commissioner Arico. All were in favor, MOTION CARRIED.

2nd MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to adopt the agenda with the following changes:

1. Add item H. Bond Reduction request for the Lakeview Subdivision.
2. Move Item G. Fill Permit/Site Plan Application, **Meadow Properties, LLC**, to the first item on under agenda items.
3. Add to the Consent Agenda item H. Set a public hearing for a restaurant use, primarily a take-out for July 16, 2008 at 6:30.

Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED.

3rd MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to approve the Consent Agenda. Seconded by Commissioner Drapeau. All were in favor, MOTION CARRIED. The following items were approved on the Consent Agenda:

- A. Approve Minutes and Working Notes from May 7, 2008;
- B. Approve Minutes and Working Notes from May 21, 2008;
- C. Bond Reduction/Release Request, Dividend Partners LLC, for improvements associated with the contractors yard facility located at 145 Dividend Road, in a BP-Business Park Zoning District, ID 39-1-23 and 24;
- F. Bond Reduction/Release Request, Thaddeus S. Michalski, for improvements associated with the construction of a dental (medical) office building located at 15 Rhodes Road, in a C-Commercial Zoning District; ID 18-4-17;
- G. Extension Request, Housewright Development, Inc. c/o Joan Molloy esq., for 90 days for filing plans for the Special Permit/Conservation Design Subdivision-Resubdivision, for property located at 155 France Street, in a R-20 Residential Zoning District, ID 29-2-2; (Krol Family subdivision);
- H. Set a public hearing for a restaurant use, primarily a take-out for July 16, 2008 at 6:30 p.m.

4th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to schedule a public hearing on July 16, 2008 following the previously scheduled public hearing at 6:30 p.m. for Fill Permit/Site Plan Application, **Meadow Properties, LLC, proposing** to fill and grade approximately 417,465 cubic yards of material on property known as the "former landfill," Meadow Road in an A-Agriculture Zoning District and Upper Connecticut River Conservation District, ID 08-02-020. Seconded by Commissioner Dillon. MOTION WITHDRAWN.

5th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to schedule a hearing on July 30, 2008 at 6:30 p.m. for Fill Permit/Site Plan Application, **Meadow Properties, LLC, proposing** to fill and grade approximately 417,465 cubic yards of material on property known as the "former landfill," **Meadow** Road in an A-Agriculture Zoning District and Upper Connecticut River Conservation District, ID 08-02-020. Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED.

6th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to table the Bond reduction/release Request, **West Ridge Estates of Rocky Hill, LLC**, for improvements located in the West Ridge Estates Subdivision, Phases I and II off of New Britain Avenue in a R-40 Residential Zoning District; original ID 31-5-6. Seconded by Commissioner Arico. All were in favor, MOTION CARRIED.

7th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to table the Street Acceptance, **West Ridge Estates of Rocky Hill, LLC**, for approximately 1,250 lineal feet, also known as West Ridge Drive located in the West Ridge Estates Subdivision, Phases I and II off of New Britain Avenue in a R-40 Residential Zoning District; original Id 31-5-6. Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED.

8th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to deny without prejudice the Screening Permit Application, **ADC Enterprises**, proposing a wood chipping and topsoil Screening operation at 35 Evans Road in a OP-Office Park Zoning District, ID 39-1-62-1-9 based on the staff's recommendation. Seconded by Commissioner Drapeau. All were in favor, MOTION CARRIED.

9th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to approve the Subdivision Application, **RJD Development Company, LLC**, proposing a four (4) lot single family residential subdivision at the end of Esther Road, as well as improvements to the east end of Esther Road in a R-20 Residential Zoning District, ID 22 -02- 16 including all staff comments, including placing fencing at the bottom of the subdivision near the railroad tracks starting and stopping where staff deems necessary and leaving the hammerhead up to staff as to whether or not the different vehicles can turn safely. Seconded by Commissioner Dillon. 4 were in favor (DiLorenzo, Vasel, Dillon, Drapeau), 1 opposed (Arico), MOTION CARRIED.

10th MOTION Passed Failed Tabled

Vice Chairman Vasel made a MOTION for a 2-minute recess. Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED.

11th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to approve the Special Permit/site plan application, **Don Hammerberg Assoc.**, for a change of use to retail and restaurant for property, now vacant and immediately prior an office/ advertising mock up studio, located at 2399-2409 Main Street, in a C-Commercial Zoning District; Map 21 Block 1 Lots 15, 16, and 17 including all staff comments. Seconded by Commissioner Drapeau. 4 were in favor (DiLorenzo, Vasel, Arico, Drapeau) 1 abstention (Dillon), MOTION CARRIED.

12th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to table the Bond Reduction request for the **Lakeview Subdivision**. Seconded by Commissioner Arico. All were in favor, MOTION CARRIED.

13th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to approve the Bond Reduction/Release Request, **Burriss Logistics**, for improvements associated with the refrigerated warehouse/distribution facility located at 490 Brook Street, in a BP- Business Park Zoning District, ID 36-2- 11 by 50% to \$250,000


including any staff comments. The bond will not be released until the staff is satisfied that the piles of topsoil on the property are stabilized. Seconded by Commissioner Arico. All were in favor, MOTION CARRIED.


14th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Dillon to table the Bond Reduction/Release Request, **A Milo Builders**, for improvements associated with the active adult housing development known as Webster Hill Estates off of Webster Lane and Elm Street in a R-20 Residential Zoning District; ID 20- 6-18. Seconded by Vice Chairman Vasel. All were in favor, MOTION CARRIED.

15th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to adjourn. Seconded by Commissioner Arico. All were in favor, MOTION CARRIED.

LINK TO WORKING NOTES (will be attached if available) 

Action 

TIME MEETING ADJOURNED: 8:09 p.m.

TIME DELIVERED TO TOWN CLERK: _____.