



**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	April 13, 2007
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	April 18, 2007
TIME MEETING STARTED	7:02 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. Barry Goldberg, Chairman	2. Henry Vasel, Vice Chairman
3. Brian Dillon, Commissioner	4. Tony DiLorenzo, Commissioner
5. Tony Colandrea, Commissioner	6. Larry Lindenberger, Alternate
7. Dan DiNardi, Alternate	8. Kimberley A. Ricci, Dir. 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

Commissioner Dillon made a MOTION to table agenda items D, E and F and to add item G. to the agenda, Wal-Mart, request for storage trailers. Seconded by Vice Chairman Vasel. All were in favor, MOTION CARRIED.

The items tabled were as follows:

D. Bond reduction 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 Ave. in a R-40 Residential Zoning District;

- E. St. Acceptance, West **Ridge Estates of Rocky Hill, LLC**, for approximately 1250 lineal feet of roadway also known as West Ridge Drive located off the south side of New Britain Ave. in a R-40 Residential Zoning District;
- F. St. Acceptance, Glastonbury **Builders, LLC, for** approximately 850 lineal feet of roadway known as Rhodes Road, formerly a private roadway, located off the west side of Cromwell Ave. in a C- Commercial and R-20 Residential Zoning District;

2nd MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to adopt the Consent Agenda. Seconded by Commissioner Dillon. All were in favor, MOTION CARRIED.

The following items were approved:

- A. Set a Public Hearing Date for May 16, 2007 for Liquor Permit Application. **Fei Chen (Fuji Steak House), proposing** a full restaurant liquor permit for the Fuji Steak House, Unit, 397 Cromwell Ave., Hillview Plaza, in a C-Commercial Zoning District immediately following the first public hearing scheduled for that date.
- B. Approve Minutes and Working Notes from March 21, 2007;
- C. Approve Minutes and Working Notes from April 4, 2007;

3rd MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to approve the Site Plan modification for **767 Plan Development LLC**, for site changes including, adjustments to curb line and access driveway to comply with maximum slope requirements, shifting of parking and removal of a large oak tree due to safety concerns, for property located at 767 Cromwell Ave. in a C-Commercial Zoning District as submitted and subject to staff comments. Seconded by Commissioner DiLorenzo. 4 were in favor (DiLorenzo, Vasel, Colandrea, DiNardi), one abstention (Goldberg), MOTION CARRIED. (Commissioner DiNardi voted for Commissioner Dillon who stepped out of the meeting).

4th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to release the surety portion and retain the cash portion of the bond until the project is completed for **767 Plan Development, LLC**, for improvements associated with the restaurant construction for property located at 767 Cromwell Ave. in a C-Commercial Zoning District. Seconded by Commissioner DiLorenzo. 4 were in favor (Vasel, Colandrea, DiLorenzo, DiNardi), one abstention (Goldberg), MOTION CARRIED.

*****Commissioner Dillon resumed his seat for the rest of the meeting.**

5th MOTION Passed Failed Tabled

A MOTION was made by Vice Chairman Vasel to approve the Site Plan modifications, **Poughkeepsie Shopping Center, Inc, Ctre LLC c/o Sean McGann**, proposing a pedestrian

bridge connecting 1086 Elm St. & 520 Cromwell Ave. and dumpster pads/dumpsters at 1086 Elm St. in a C-Commercial Zoning District subject to staff comments including shielding the bridge lighting. Seconded by Commissioner DiLorenzo. All were in favor, MOTION CARRIED.

6th MOTION Passed Failed Tabled


A MOTION was made by Commissioner Dillon to approve Wal-Mart's request for three storage trailers until June 1, 2007 pending the receipt of confirmation from the Fire Marshall and the Chief of Police that the location is acceptable. Seconded by Commissioner Vasel. All were in favor, MOTION CARRIED.

7th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Dillon to adopt the By-laws. Seconded by Vice Chairman Vasel. All were in favor, MOTION CARRIED.

8th MOTION Passed Failed Tabled

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

LINK TO WORKING NOTES (will be attached if available) 

Action 

TIME MEETING ADJOURNED: 8:05 p.m.

TIME DELIVERED TO TOWN CLERK: _____.