



**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	Zoning Board of Appeals
DATE MEETING AGENDA POSTED	June 14, 2007
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	June 19, 2007
TIME MEETING STARTED	7:30 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. Joseph Coelho, Chairman	2. James Reilly, Vice Chairman
3. Phil Benoit, Secretary	4. Alan Mordhorst, Chairman
5. Greg Faulkner, Chairman	6. Bill MacDonald, Alternate
7. Stephen Park, Alternate	8. Sar Minakan, Zoning Enforcement Officer
9.	10.

NUMBER REQUIRED FOR QUORUM 5 QUORUM PRESENT Yes No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION Passed Failed Tabled

A MOTION was made by Phil Benoit that there have been significant changes to the application for Appeal #2007-16, Stephen B & Elizabeth L Cardello requesting a variance of the Rocky Hill Zoning Regulations, 3.5.1 to reduce the rear yard setback from 25’ to 12.4’ for a variance of 12.6’ to construct an above ground pool. Also, to determine that the applicant had made a substantial change from the previous application. Property located at 61 Woodland Road in a R-20, Residential Zoning District to allow the Commission to hear the appeal. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED.
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2nd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve **Appeal #2007-15, 2301 Silas Deane LLC** requesting a variance of the Rocky Hill Zoning Regulations from Section 4.3.1 & 4.3.2 to increase maximum imperious coverage from 50% to 90% for a variance 40%; and to reduce minimum landscape coverage from 50% to 10% for a variance of 40%; Also to reduce landscape buffer area from 6' to 2' for a variance of 4'. Property located at 2301 Silas Deane Highway in a C - Commercial Zoning District due to the stated hardship. Seconded by Commissioner Mordhorst. All were in favor, MOTION CARRIED.

3rd MOTION Passed Failed Tabled

A MOTION was made by Commissioner Faulkner to approve **Appeal #2007-16, Stephen B & Elizabeth L Cardello** requesting a variance of the Rocky Hill Zoning Regulations, 3.5.1 to reduce the rear yard setback from 25' to 12.4' for a variance of 12.6' to construct an above ground pool due to the stated hardship. Property located at 61 Woodland Road in a R-20, Residential Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED.

4th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve **Appeal #2007-17 Carl Hayn** requesting a variance of the Rocky Hill Zoning Regulations from Section 7.2.7 to increase height of fence from 6' to 8' for variance of 2' due to the break ins occurring. Property located at 51 Inwood Road in a BP - Business Park Zoning District. Seconded by Commissioner Reilly. All were in favor, MOTION CARRIED.

5th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Mordhorst to approve **Appeal #2007-18, Nedzad Abaza** requesting a variance of the Rocky Hill Zoning Regulations from Section 3.5.1 to reduce the front yard set back from 15' to 10' for a variance of 5' to construct a rear addition due to the stated hardship. Property located at 84-86 Walnut Road in a R-20, Residential Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED.

6th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Reilly to approve **Appeal #2007-19, Corporation of Independent Living** requesting variance of the Rocky Hill Zoning Regulations Section 3.5.1 & 7.1.2. to reduce front yard setback from 40' to 20.8' for a variance of 19.2' from Walnut Road and 40' to 27.6' for a variance of 12.4' from Birch Road and reduce side yard line from 15' to 2.1' for a variance of 12.9' to construct a second floor addition and handicapped accessible ramp due to the stated hardship. Property located at 35 Walnut Road in a R-20, Residential Zoning District. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED.

7th MOTION Passed Failed Tabled

A MOTION was made by Commissioner Benoit to approve the minutes and working notes of May 11, 2007. Seconded by Chairman Coelho. All were in favor, MOTION CARRIED.

8th MOTION Passed Failed Tabled

A MOTION was made to adjourn by Commissioner Faulkner. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED.

LINK TO WORKING NOTES (will be attached if available)

Action

TIME MEETING ADJOURNED: 8:21 p.m. _____

TIME DELIVERED TO TOWN CLERK: _____.