

**TOWN OF ROCKY HILL
PLANNING & ZONING COMMISSION
AGENDA OF
REGULAR MEETING OF WEDNESDAY, JULY 18, 2007**

Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067

1. CALL TO ORDER AT 7:00 P.M.

2. PUBLIC

3. ADOPT THE AGENDA

4. CONSENT AGENDA

A. Approve Minutes and Working Notes from June 20, 2007

5. AGENDA ITEMS

A. Set a Public Hearing Date, Site Plan/Special Permit Application, **Stellar**, proposing a distribution facility, to be phased of approximately 788,206 square feet and associated improvements located on the south side of Brook Street on 92 acres +/- in a BP-Business Park Zoning District;

B. Brief Presentation by representatives of the Farmland/Open Space Land Acquisition Subcommittee;

C. Site Plan Application, **Corpridge Land Company, LLC c/o Farley White Interests**, proposing two four story office buildings of approximately 75,264 square feet each at #150 and #250 Enterprise Drive (Lots 9-7 and 9-8 of Dividend Corporate Park now Corporate Ridge as modified) in an OP- Office Park Zoning District; (public hearing closed 6/20/07; Present – Goldberg, Vasel, Dilorenzo, Colandrea, DiNardi, Lindenberger, Morse)

D. Discussion/Review of Soil Removal Permit #72-1, **Russo Brothers** (John Russo Trustee) – drainage issue; (Present – Goldberg, Vasel, Dilorenzo, Colandrea, DiNardi, Lindenberger, Morse)

E. Site Plan Modification, **Arch II Sports Bar & Grill**, proposing 6 tables of outdoor dining and associated improvements, for property located at 632 Cromwell Avenue in a C-Commercial Zoning District;

F. Site Plan Application, **Thaddeus S. Michalski, DMD**, proposing a medical office building of approximately 3,103 square feet with associated site improvements for property located at 15 Rhodes Road in a C-Commercial Zoning District;

G. Site Plan Application, **New Boston Management Service**, proposing to construct a 84 space parking lot expansion and associated site improvements for the occupancy of an existing office/warehouse building located at 777 Brook Street in a OP-Office Park Zoning District;

H. Site Plan Application, **Winstanley Enterprises, LLC**, proposing WinBrook II Business Park, two office/warehouse buildings, being 67,200 and 27,600 square feet respectively, and associated site improvements on the north side of Brook Street in a OP-Office Park Zoning District, Assessors Map 35, Block 3, Lot 4.

8. ANY OTHER BUSINESS

9. SUB-COMMITTEE REPORTS

- A. Regulation, Chair Tony DiLorenzo
- B. Signage, Chair Tony Colandrea

10. COMMUNICATIONS

11. APPROVE BILLS

12. ADJOURN

Dated in Rocky Hill, CT this 10th day of July, 2007

Rocky Hill Planning and Zoning Commission
Anthony DiLorenzo, Secretary