

**LEGAL NOTICE OF ACTION  
TOWN OF ROCKY HILL  
PLANNING & ZONING COMMISSION**

The Town of Rocky Hill Planning and Zoning Commission at their Public Hearing/Regular Meeting of Wednesday, September 21, 2011 took the following action:

A. Voted to table ,Bond Release Request, **Robert Chiulli Jr.**, for improvements associated with the Old Dividend Crossing Subdivision., Rachel Drive and Nessa Way, off of Dividend Road in a R-20 Residential Zoning District;

B. Voted to close the public hearing and approve, Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, proposing to modify the Rocky Hill Zoning Regulations:

1. Proposed definition amendment of “filling” under Section 2.2 of the Rocky Hill Zoning Regulations, as follows:

2.2 Definitions

**FILLING:** The depositing of clean fill such as soil, sand, gravel, rock, clay, **asphalt paving fragments which satisfy the definition of “Clean fill” pursuant to Section 22a-209-1 of the Regulations of Connecticut State Agencies, as amended, and/or other materials which satisfy said definition of “Clean fill.”**

2. Proposed amendment to Section 7.12.2 B of the Rocky Hill Zoning Regulations

7.12. EARTH REMOVAL AND FILLING

**7.12.2 Minimum Requirements for Filling**

**Subsection B. Materials used must meet the definition of “Filling.”** No trash, garbage, building materials, or junk of any nature shall be permitted.

3. . Proposed Zoning Regulation Amendment, **Town of Rocky Hill**, add (bold) to the definition of “street” under Section 2.2 Defined Terms:

**STREET:** A public thoroughfare that affords the principal means of access to abutting property. The term “street” shall mean and include only: (1) a street accepted as a Town Street; (2) a street whose layout has been approved by the Commission; or (3) a street maintained by the Town.

Add:

**A street, under (1) and (3) above, shall be constructed of a pervious and an impervious layer only, unless located within a Floodplain Overlay District or a wetland, in which case only a pervious layer is required. Such pervious layer shall consist of fill and/or other materials determined to be acceptable under the Connecticut Department of Energy and Environmental Protection Regulations, as may be amended.**

C. Voted to recess the public hearing to prior to the October regular meeting, October 19, 2011, Special Permit/Site Plan application, **Patrick Gorman with the LRC Group**, proposing a mixed use development , 144 multi family units and approximately 5, 750 square feet of medical office use for property located on the north side of Brook Street, in a OP-Office Park Zoning District; ID # 16-274;

- D. Voted to close the public hearing and approve, Special Permit Application for, Pheila **Edward Balrat**, proposing a private school (Math Sprint learning center) at 53 New Britain Avenue, Unit 6 in a C-Commercial Zoning District: ID#08-352;
- E. Voted to reschedule the public hearing to prior to the regular meeting in October, October 19, 2011, immediately following another previously scheduled hearing, Special Permit, **Malik Sherwani**, proposing an area to prepare and sell food ((creating a deli) in an existing convenience store , located at 2409 Main Street, Unit B, in a C-Commercial Zoning District; ID # 10-082;
- F. Voted to close the public hearing and approve with conditions, Special Permit/Site Plan Application for, **Rino Mozzicato**, proposing a change of use for a portion of an existing building and an addition of a drive-thru for a bank use, for property located at 366 Cromwell Avenue in a C-Commercial Zoning District , ID# 08-357;
- G. Vote to add to the agenda and set a public hearing for **Puket Café**, 945 Cromwell Avenue – Modification/Expansion of a special permit, to add approximately 800 square feet or 30 seats, hearing to be held on October 19, 2011 following two previously scheduled hearings;
- H. Voted to add to the agenda and deny without prejudice **WalMart**, to place three (3) 40 ft. long storage trailers on a temporary basis to the rear of the garden center at 80 Town Line Road, in a C-Commercial Zoning District;
- I. Voted to add to the agenda and approve **Inner Circle Fresh Foods**, requesting a one year extension of site plan approval/commencement of construction, 525 Brook St. & 125 Henkel Way in an OP-Office Zoning District
- J. Voted to suspend the creation of a Plan of Conservation and Development Task Force until funding becomes available or until July 2012.

Dated in Rocky Hill, Connecticut this 29th day of September 2011  
Planning and Zoning Commission  
Ronald Angelo, Sr., Secretary