

**HAMPTON PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MINUTES  
APRIL 23, 2008**

**Call to Order:**

Vice Chairman Everett Hyde called the regular meeting of the Hampton PZC to order at 7:30 p.m.

**Roll Call:**

Members Present: Vice Chairman Everett Hyde, Kevin Grindle, Gary DeCesare, Wayne DeCarli, and Alternates Bob Burgoyne and Randy Thompson  
Members Absent: Chairman Robert Inman and Martha Fraenkel, Zoning Official

**Additions to Agenda:**

None

**Audience for Citizens:**

None

**Approval of Minutes:**

Kevin Grindle MOVED, Wayne DeCarli seconded, to approve the minutes of the March 24, 2008 and the April 3, 2008 minutes as corrected and noted below. MOTION PASSED UNANIMOUSLY.

3-24-08 minutes, page 2, New Business, paragraph 1, sentence 2 shall now read:  
"Burgoyne ~~criticized~~ raised concern with the public access requirement in the subdivision regulations, open space section."

**Old Business:**

1. Discussion: Regulations Revisions update. Schedule public hearing for conservation subdivision regulations at a special meeting in early June.  
It was the consensus of the Commission that Fraenkel and Inman schedule the Public Hearing and notify the Commission of the date.
2. Sample regulations for Wind Generation Equipment - Salem  
A brief discussion was held regarding the sample regulations for wind generation equipment from the Town of Salem. Hyde discussed a sample he viewed from Westport Mass, noting that he will email to the Commission and send a hard copy to Robert Burgoyne.

**New Business:**

1. Site Plan Application: 406 Hartford Turnpike, Business Zone, property of Gregory J. Freiman, 2.7 acres, for a yard for a paving services  
Randy Peterson, owner of Affordable Paving was present in addition to Gregory Freiman, owner of 406 Hartford Turnpike. Freiman distributed pictures of Peterson's

equipment that would be stored on the site and explained that he is seeking approval to park commercial equipment (2 trucks and a trailer) on the western edge of the property, noting that it the side of the property that abuts the Chapel's property. Frieman expressed concern that he may be taxed for the business when Petterson will be utilizing this space only for parking and not operation or storage.

Hyde noted that this property abuts the airline trail, adding that a Public Hearing might be necessary and will confer with Fraenkel and Inman. Hyde asked that the applicant forward site plans, pictures and an application to Fraenkel at which time she can determine if a Public Hearing will be necessary.

It was noted at this time that the next meeting date will be cancelled, and by consensus the Commission determined the best date for rescheduling was Thursday, 5/29/08 at 7:30 p.m.

**ZEO Report:**

The Zoning Enforcement Officers report was noted. Members felt that additional information and clarification was necessary regarding whether an ice cream concession would fall under agricultural use or under the established bed and breakfast use at the Alpaca Farm, at 39 Drain Street.

**Communications:**

The communications distributed to members were noted.

Commission member Grindle provided highlights from the latest WINCOG meeting, elaborating on key items such as a Shetucket River 800' review area and regulation revision proposals in Salem, Columbia, Lebanon and Sprague.

**Adjournment:**

Noting no further business, Thompson MOVED, DeCarli seconded, to adjourn the meeting at 8:37 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea  
Planning and Zoning Commission Clerk