

Hampton Planning & Zoning Commission
Hampton Town Hall, 164 Route 97
Regular Meeting Minutes
October 24, 2016

Call to Order

Chairman Grindle called the meeting to order at 7:01

Roll Call

Members present were Chairman Grindle, DeCesare, Hochstetter, Hyde, and Thompson. Also present were Alternates Langer, Crawford and staff John Guskowski. Absent was Alternate Decarli.

Additions to agenda

None

Audience for Citizens

None

Approval of Minutes

Motion: DeCesare/Hyde moved and seconded to approve the minutes of the August 22, 2016 meeting. All in favor; motion passed.

Motion: DeCesare/Hyde moved and seconded to approve the minutes of September 26, 2016 meeting. All in favor; motion passed.

Old Business

a. 2016 Plan of Conservation & Development

The commission will present the final draft of the POCD at a Public Hearing to be scheduled for the regular November 28, 2016 meeting.

The commission reviewed the format of maps prepared by NECCOG which will be included in the POCD. Members agreed to;

- Reduce the header size and put "Plan of Conservation & Development" in the header.
- Revise the color of the Minor Collector Roads on the Roads Map from yellow to a color more easily seen such as a darker yellow, etc.
- Have R. Thompson work with NECCOG to address minor comments on the Open Space Map.

The remaining mapping including the Historic and Cultural Resource Map will be available no later than the scheduled Public Hearing.

New Business

a. Site Plan Review Application: Change of Use at 441 Providence Turnpike (Route 6), Commercial Zone from Commercial to Retail. Applicant: UHA Hampton, LLC

An application for zoning permit was received from UHA Hampton, LLC. for a stand-alone convenience store to be constructed within an existing building located at 441 Providence Turnpike. No representative for the applicant was in attendance to present the application.

Staff reviewed the application with the Commission and indicated the applicant is not proposing any changes to the exterior of the property and intends to utilize the existing structure which previously housed the commercial business 'Land And Sea Sport' to operate the convenience store. Members discussed the application and the submitted application materials.

- Members determined the application package submitted lacked detailed information and did not adequately address the Town's application requirements. It was suggested that the applicant retain a professional to assist them with preparing a complete application.
- S. Hochstetter requested clarification on what the other buildings on property would be used for and whether the well and septic on this parcel are shared by both existing buildings.
- S. Crawford suggested that Staff provide the applicant with a check-list of items needed to satisfy the regulations.
- The Commission recommended tabling the application until additional materials have been submitted and reviewed, these materials include but are not limited to existing and proposed floor & site plans, traffic impact statement and sign-off from the local Health Department.

Motion: : DeCesare/Hyde move and seconded to table the application for change of use at 441 Providence Turnpike (Route 6), commercial zone from commercial to retail. Applicant: UHA Hampton, LLC. All in favor. Motion passed.

b. Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6), Applicant: Mickey Pankaj LLC

J. Guskowski reported that he'd received the application and site plan for gasoline sales at 396 Hartford Turnpike (Route 6) and recommended to the Commission that the plans and application materials be reviewed by a Professional Engineer. Discussion regarding who would review the plans was had, it was determined that CME Consulting Engineers shall perform this technical review for the Commission.

Motion: : DeCesare/Hyde move and seconded to accept the application for gasoline sales at 396 Hartford Turnpike (Route 6) Public Hearing on this application to be scheduled for the regular November 28, 2016 meeting. All in favor. Motion passed.

Staff Report

J. Guskowski informed the commission that the Zoning Regulations are on the web site. He will get copies to the members of the Planning & Zoning Commission.

Correspondence

Alternate S. Crawford (representing IWWC) indicated the Wetlands commission recently voted to prohibit the deposition of fracking waste in the Town of Hampton and recommended other Commissions do the same. J. Guskowski indicated the Town's Zoning Regulations (Sec. 6.5C) already state "no material shall be placed on any lot in any volume that is not clean fill"

Adjournment

Motion: DeCesare/Hyde moved/seconded to adjourn at 8:21 PM. All in favor. Motion passed.

Respectfully Submitted,

Donna Cloutier

Recording Secretary