

HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
4/25/2011

Call to Order

Chairman Grindle called the meeting of the Hampton PZC to order at 7:35 p.m.

Roll Call

Members Present: Chairman Kevin Grindle, Gary DeCesare Robert Burgoyne, Gloria Langer and Alternate Ev Hyde

Absent: Wayne DeCarli, Alternate Randy Thompson

Staff Present: Martha Fraenkel, Zoning Official

Seating of Alternates

Hyde was appointed to act in DeCarli's absence.

Additions to Agenda

1. Under Communications: notice of LID workshop 5/12/11

Audience for Citizens

1. Dot Blocker, resident at 181 West Old Route 6 for 36 years, spoke regarding new town garage construction. She was joined by Mike Ford, who was also present to address this same subject.

(Note: Alternate Randy Thompson arrived at 7:36pm.)

She commented that the building looks good though very large, and displayed some photos. She presented the approved plans and asked about the landscaping requirements, i.e., if they are the same today as what was approved.

Chairman Grindle said yes, the approved plan is the existing plan; the landscaping is to be installed per plan. The Commission has not approved any changes to the approved plan. If there are to be changes, someone from the Building Garage Committee will need to address the Commission with any changes.

Ms. Blocker said she will address this subject at the Building Committee.

Both Dot Blocker and Jack Ford have been Building Committee members but they were present as neighbors.

Grindle explained the reason for rear landscaping, which serves as a buffer to the adjacent residentially zoned property per the requirements of the zoning regulations.

Ms. Blocker said that the projected date for completion of the work is June 1.

Fraenkel said that the Certificate of Occupancy issued by the Building Official cannot be approved until the Zoning Certificate of Compliance is issued by herself as Zoning Official.

Hyde noted that the contractor is obliged to install all of the landscaping.

Dot Blocker also commented that the process used for development of the town garage gave too little time for the neighbors to react and be involved.

2. Dayna McDermott, West Old Route 6, was present regarding the proposed fine ordinance for zoning infractions; she asked if there is going to be a proposal for an ordinance for levying fines.

Burgoyne said that the Commission's staff sent it on to the Ordinance Committee around April 6 but neither the Commission nor Committee have yet reviewed or approved it.

Approval of Minutes

3/28/11 Regular Meeting. Hyde moved and Langer seconded a motion to approve the minutes as submitted. Unanimous with DeCesare abstained.

Old Business deferred to end of meeting by Grindle.

1. Discussion: zoning regulations revisions
2. Discussion: subdivision regulations revisions

Report from Zoning Official

1. Fine Ordinance. Fraenkel distributed the draft sent on to the Ordinance Committee in early April and said she had no feedback on it. The Commission will review for next meeting. Bob Burgoyne will convey message to the Committee that the Commission will review the draft for revisions and approval at its next meeting, after which comments and any changes will be conveyed to the Committee.

Communications

1. WINCOG Report. Grindle noted a referral from Chaplin re: adaptive reuse overlay district proposal for reuse of old municipal buildings to allow conversion to new uses, specifically, considering the old post office. The proposal is limited to reuse of government buildings.

Workshops:

- Notice of LID workshop 5/12/11, Grindle will attend.
- CT Federation of PZCs - spring newsletter
- Notice of GVI workshops. Three will attend on May 18 and 23.
- CT Land Use at UConn.

Old Business

1. Discussion: zoning regulations revisions

Members considered large building regulations. It was proposed to permit buildings between 2000 and 5000 s.f. footprint by site plan review and over 5000 s.f. footprint by special permit.

A special meeting will be held on May 12 at 7:30 to review the zoning regulations revisions and the fine ordinance.

2. Discussion: subdivision regulations revisions
No action taken.

Adjournment:

Noting no further business, Grindle adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Martha Fraenkel
Acting Recording Clerk