

**TOWN OF HAMPTON PLANNING AND ZONING COMMISSION**

**MINUTES**

**APRIL 25, 2016**

Call to Order

Chair Kevin Grindle called the meeting to order at 7:01PM.

Roll Call

Present: Kevin Grindle (Chair), Gary DeCesare, Randy Thompson, Sue Hochstetter, Ev Hyde, Alternate Gloria Langer, Alternate Wayne DeCarli

Absent: None

Staff: Martha Fraenkel

Additions to Agenda

1. Under Communications, add Ecos Energy Solar Farm proposal on Route 6 and Fisk Road.

Audience for Citizens

1. Robert Dibble, Hammond Hill Road, spoke against the state gun range proposal off Lenny's Lane and Drain Street. He requested that the Board of Selectmen and other Town officials take an active role in opposition to the gun range. Fraenkel explained that state facilities do not need local approval. May 1 is the end of the comment period set by the state for this proposal.

2. First Selectman Allan Cahill spoke regarding the proposed solar energy facility, noting that removal of a portion of the project abutting Route 6 would reduce the project value and decrease tax revenues to the Town.

Minutes

Hyde moved to approve the minutes of 3/10/16 and DeCesare seconded the motion. Unanimously approved except Hyde abstained.

Hyde moved to approve the minutes of 3/28/16 and DeCesare seconded the motion. Unanimously approved.

DeCesare moved to approve the minutes of 4/14/16 and Hyde seconded the motion. Unanimously approved.

Chair Grindle reordered the agenda to move the POCD to end of agenda and take New Business next.

New Business

1. Preapplication discussion - zoning regulations amendment proposal to allow gasoline sales in the Business Zone by special permit/P. Patel.

Robert DeLuca, professional engineer with CLA Engineers, Inc., spoke for P. Patel, pre-applicant. Patel is preparing to submit an application to amend the Hampton Zoning Regulations to allow gasoline sales in the Business Zone, which use is currently prohibited. DeLuca distributed draft text and requested Commission feedback.

Lengthy discussion ensued on the proposal, including: setback requirements for the canopy; separating distances to other gasoline sales operation and to residentially zoned property; associated retail sales; signage; lighting and dark skies; hours of operation, etc. Consensus was that operating hours ending at 10pm would be acceptable.

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Fraenkel explained the process for approval (and denial) of a regulation change application submitted by a member of the public. The Commission favors continuing to work with the proposal as a preapplication in order to develop acceptable language prior to the submittal of an actual application. The item can be added to the next special meeting.

Communications

1. Notice to Town of a request for a declaratory ruling from the Ct Siting Council that no Certificate of Environmental Compatibility and Public Need is required; Ecos Energy, applicant, for a solar energy generation facility in Hampton located south of Route 6 and west of Fisk Road.

Members commented favorably on the site walk and subsequent meeting on April 21 with Steve Broyer, Ecos Energy project manager. Grindle noted that the reduction in project footprint on its north side, abutting Route 6, was due primarily to discovery of a significant previously unmapped wetlands system. The project would be built in phases, and currently Ecos Energy has a contract to sell 6 mg to EverSource Energy. Members would like to see the final stormwater management plan, and discussion followed on wetlands protection and the potential for erosion and sedimentation if the plan isn't implemented in full. Concerns were expressed about the lack of site monitoring during the construction phase since the Town is not directly involved and DEEP is not sufficiently staffed to provide inspection services. Further issues included wildlife habitat protection, the impact of fencing, use of Fisk Road for access, protection of stonewalls, spread of invasive species, and the adequacy of wooded buffers.

Fraenkel will prepare PZC comments for final review by Chair Grindle prior to release to the Siting Council.

Staff Report

None

Communications

Conservation Commission Report - None.

A special meeting was scheduled for THURSDAY MAY 12 at SEVEN PM.

Adjournment

The meeting was adjourned at 9:30PM.

Respectfully submitted,

Martha Fraenkel  
Acting Recording Clerk