

HAMPTON PLANNING & ZONING COMMISSION

Thursday May 9, 2013

Special meeting MINUTES

Call to Order

Chairman Grindle called the meeting to order at 7:04PM.

Members Present

Present: Chairman Kevin Grindle, Gloria Langer, Ev Hyde, Randy Thompson, Sue Hochstetter

Absent: Gary DeCesare, Wayne DeCarli (alternate)

Old Business

1. Discussion: zoning regulations revisions

Discussion was continued on draft business zone regulations, with the latest draft of 5/9/13, reviewed. Specifically considered were:

- provision for site design by appropriate professionals in lieu of landscape architect/architect
- small engine repair definition added
- veterinary hospital added
- pet grooming added
- "Light" manufacturing was discussed; do we need to modify or condition the "manufacturing" use category? Members focused on environmental concerns. It was agreed that size limits are not needed, but other measures should be developed or modified to control the site and limit deleterious impact to the neighborhood, including addition of performance standards for closed systems for materials, to be confined within the structure.
- Regarding bulk requirements for the business zone, members considered the requirement for coverage, and agreed to expand this definition to include both structures AND impervious surfaces, with a maximum value to be determined.
- Other considerations and review will include review of buffer, setback and landscaping requirements, especially at lot periphery.

Grindle explained that the regulations could provide for supplemental landscaping requirements triggered by more intensive development of a site. He reviewed the regulations for large buildings in the RA-80 Zone and found applicability to the Business Zone.

Members agreed to remove slaughterhouse and sawmill from the existing prohibition list.

Definitions for various types of restaurants were reviewed: regular, fast-food, take-out restaurant types. Discussion followed on how to control and limit undesirable restaurant types, and especially prohibition of drive-through windows. The conclusion was to allow standard and take out restaurants, adding appropriate definitions, and not to allow drive through windows or fast-food restaurants.

At the next meeting, the Commission will take up bulk requirements and alcohol sales and service.

Adjournment

The meeting was adjourned at 8:45pm.

Respectfully submitted,

Martha Fraenkel
Acting Recording Clerk