

HAMPTON PLANNING & ZONING COMMISSION

Thursday June 13, 2013

Special meeting MINUTES

Call to Order

Chairman Grindle called the meeting to order at 7:05PM.

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 resumed on draft business zone regulations.

Specifically considered were:

- bulk (dimensional) requirements for lots in the Business zone. Members considered building height for both Business and Residential Zones.
- aesthetic considerations in the Business Zone, focusing on landscape requirements and buffers. Members expressed specific concerns about side yard and parking lot landscaping.
- lot coverage limits, both by the structures on site and for all impervious surfaces, the latter an environmental consideration for improving the quality and controlling the volume of stormwater as it leaves the site. Chairman Grindle stated that the limits could be tied to certain standards for pervious pavement, retention, landscape treatments, etc. if more intensive development is proposed. A maximum of 30% for impervious surfaces was proposed, with possible exceedance if appropriate engineering measures were provided.
- parking lot location. Members agreed that this should not be prescribed by the regulations but should be designed on an ad hoc basis. A setback limit for parking location was discussed, but no consensus on a dimensional limit was reached.
- landscaping. Members agreed to revise the regulations for parking lot landscaping to increase plantings ---- for a 10 stall (now 20) parking lot, and to increase the street tree requirement to one tree each 50 feet (now 75 feet) of frontage, with tree size to be 3 inch caliper and 8 feet minimum height. There was also interest in increased requirement for side yards, leaving a green strip between properties.
- buffers. Members expressed interest in revising the buffer requirements between abutting lots to soften the appearance of the business activity to better blend with the surrounding countryside, for a more contemporary industrial park-type appearance.

- building height. Members considered the maximum building height allowed, and Hochstetter proposed a 35 foot maximum in all zones. There is currently no height restriction in the Business Zone and a 50 foot restriction in the Residential Zone. Consensus was that height should be revised to 35 foot maximum in the Residential Zone and 40 foot maximum in the Business Zone.
- a definition for (measuring) building height should be added.
- front yard setback. In the Business Zone, the requirement is currently 75 feet. Revision to 50 feet was evaluated.

Adjournment

The meeting was adjourned at 9:05 pm.

Respectfully submitted,

Martha Fraenkel
Acting Recording Clerk