

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY APRIL 23, 2018
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** – Chairman Kevin Grindle called the public hearing to order at 7:06 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Everett Hyde, and Susan Hochstetter. Following the by-laws, Chairman Kevin Grindle seated Stan Crawford for Randy Thompson. Also in attendance were alternates Gloria Langer, Jamie Boss and staff John Guskowski.
3. **Public Hearing (Continued from March 26, 2018)**
 - a. **Zoning Amendment, adding “Restaurant” to Section 5.1.C.1. Applicant: James Saylor** – James “Randy” Saylor provided the Commission with a copy of Public Act No. 17-39, “An Act Clarifying the Continuation of Nonconforming Uses, Buildings or Structures.” The Commission discussed the prior uses of the Hampton General Store and the implications that this public act has on this application. The Commission also discussed what an acceptable proof of prior use would consist of. The Commission discussed how the public act affects the prior use of a property. Renee Cuprak spoke in favor of opening a restaurant in the old Hampton General Store building. **Gary DeCesare moved to closed the public hearing. Everett Hyde seconded and the motion passed unanimously.**
4. **Adjournment** – Gary DeCesare moved to adjourn the public hearing at 8:28 pm. Everett Hyde seconded and the motion passed unanimously.

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 8:29 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, and Susan Hochstetter. Following the by-laws, Chairman Kevin Grindle seated Stan Crawford for Randy Thompson. Also in attendance were alternates Gloria Langer, Jamie Boss and staff John Guskowski.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda** – Micky Patel provided the Commission with an image of the larger sign he is proposing to install at his gas station.
4. **Approval of Minutes: March 26, 2018** – Everett Hyde moved to approve the March 26, 2018 minutes. Gary DeCesare seconded and the motion passed unanimously.
5. **New Business**
 - a. **Preliminary Discussion: Auto Repair and Sales in Business District (441/443 Providence Turnpike). Applicant: Sheila Szmondrowski** – Michael Fowler addressed the Commission on clarification of Zoning Regulations, Section 5.2.b.5 allowing auto sales as an accessory use to auto repair in the Business Zone The Commission discussed how they interpreted regulation 5.2.b.5.
6. **Old Business**
 - a. **Zoning Amendment, adding “Restaurant” to Section 5.1.C.1. Applicant: James Saylor** – John Guskowski proposed the modification to the amendment to read; New use added 5.1.C.1.j “Standard Restaurant in existing commercial buildings, with frontage on a state highway and a demonstrated

history of food service.” **Gary DeCesare moved to approve the amendment as modified. Everett Hyde seconded and the motion passed unanimously.**

- b. Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation** – Tabled until the May 29, 2018 meeting.
- c. Village District Discussion – Zoning Outline and Public Outreach Discussion** – **Gary DeCesare moved to table. Everett Hyde seconded and the motion passed unanimously.**
- d. Route 6 Business District – Selectman’s Outreach to Property Owners** – Tabled until the May 29, 2018 meeting.

- 7. Staff Report** – John Guskowski presented the board with the application for internship and they recommended that he resubmit the application. He also presented the board with the draft form for How to Obtain Permits in Hampton. The Commission had a brief discussion on the form.
- 8. Correspondence** – Everett Hyde asked that the Commissioners be provided with copies of the documents at the meetings. John Guskowski provided the Commission with a Zoning Referral letter from the Town of Brooklyn Planning & Zoning Commission concerning hair salons as home occupations.
- 9. Adjournment** – **Gary DeCesare moved to adjourn at 9:13 pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
4-24-18