

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM

MONDAY OCTOBER 22, 2018

7:00 PM

REGULAR MEETING

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:03 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Everett Hyde, Susan Hochstetter, and Gloria Langer. Alternate Stan Crawford was seated for Gary DeCesare. Also in attendance were staff John Guskowski and intern Michael Lucas.
3. **Presentation and Public Forum: Village Districts, Historic Districts, Design Standards & Economic Development** – Michael Lucas provided the Commission with a brief presentation on village districts, historic districts, design standards and economic development. The Commission had an open discussion with Town residents about the presentation that was given. In the discussion the following concerns and ideas were expressed; concerns on the possible redistricting of Main Street, adding a village district to Route 6, traffic on Main Street, the number of properties that would be affected, the relationship between commercial development and historic preservation, design control, and the preservation of a small-town village. Gay Wagner addressed the board with her concerns on the possible redistricting of the Main Street section of Hampton, and provided recommendations on a possible village district on Route 6. Ann Gruenberg addressed the Commission about the traffic on Main Street. A resident asked about the number of properties this would affect. Bob Burgoyne addressed the Commission about economic development and historic districts. Bob Petix spoke to the Commission about the purpose of the presentation that was given. Laura Petix spoke to the Commission about the presentation that was given and retail uses. Richard Prario spoke to the Commission about design control and the speeding traffic on Main Street. Marny Lawton spoke to the Commission about marketing the historical character of Main Street. The resident of 210 Main Street spoke to the Commission about the small-town village feeling. Angelica Hansen spoke to the Commission about the general store and the uncertainty of its future. Everett Hyde discussed the economic challenges of historic preservation and the opportunities of historic tax credits. Chairman Grindle re-framed the discussion and assured the public that the Commission was interested in their input and the process and had not pre-ordained a direction for this investigation.
4. **Audience for Citizens: *Citizen may address the Commission on items not otherwise on the Agenda*** – Kathy Thompson addressed the Commission about the property located at 396 Hartford Turnpike.
5. **Approval of Minutes: September 24, 2018** – Everett Hyde moved to approve the September 24, 2018 minutes. Stan Crawford seconded and the motion passed unanimously.
6. **New Business**
 - Modification to Special Permit, Event Facility at 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC. (Receipt of Application)** – John Guskowski informed the Commission that he received an application from Stonehurst at Hampton Valley, LLC. **Stan Crawford moved to set a special permit public hearing for November 26, 2018. Everett Hyde seconded and the motion passed unanimously.**
7. **Old Business**
 - a. **Village District Discussion – Internship Update** – The Commission had a brief discussion on the next steps and possible directives for the intern. Mike Lucas will join the Commission at their next meeting and, based on public input and additional research, will make preliminary recommendations about possible regulatory direction.
 - b. **Route 6 Business District – Discussion with Selectmen & Property Owners** – Everett Hyde moved to table until the next meeting. Gloria Langer seconded and the motion passed unanimously.
 - c. **Plan of Conservation & Development – Implementation Priorities Discussion** – Everett Hyde moved to table until the next meeting. Stan Crawford seconded and the motion passed unanimously.

8. Staff Report – Chairman Kevin Grindle read the staff report from John Valente.

9. Correspondence – None

Adjournment – Everett Hyde moved to adjourn at 9:14 pm. Gloria Langer seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila

10-23-18