

**HAMPTON PLANNING & ZONING COMMISSION  
HAMPTON TOWN HALL, 164 ROUTE 97  
MEETING ROOM  
MONDAY OCTOBER 23, 2017  
7:00 PM  
PUBLIC HEARING & MEETING MINUTES**

**PUBLIC HEARING**

1. **Call to Order** – Chairman Kevin Grindle called the public hearing to order at 7:05 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Randy Thompson, and Everett Hyde at 7:06pm. Also in attendance were alternates Gloria Langer, Wayne DeCarli and Stanley Crawford and Staff John Guskowski.
3. **Public Hearing**
  - a. **Zoning Amendment Application: Addition of Section 5.1c.2 and 6.22Q “Event Facilities”**

**Applicant: Stonehurst at Hampton Valley, LLC** - Normand Thibeault, Jr. from Killingly Engineering Associates reviewed the proposed text amendments to allow event facilities to be added to regulation 5.1.c.2 as item e. “Event’s Facilities per 6.22Q” and to add a new proposed regulation to the RA-80 properties with frontage on Route 6 section 6.22Q. Chairman Kevin Grindle read fifteen letters in favor of the subdivision zoning amendment application from the following Hampton residents; Rheo Brouillard of 306 Kenyon Road, Lisa Grady of 126 Estabrook Road, Donna Tomelleo of 25 Sarah Pearl Road, Pat Gates of 924 Pomfert Road, Haley Sears of 203 East Old Route 6, Ann Salisbury of 158 Old Kings Highway, Clayton Salisbury of 158 Old Kings Highway, Daniel Densmore of 122 South Brook Road, Judy Tumel of 107 West Old Route 6, Matthew Paskins, Gary Tumel of 107 West Old Route 6, Aaron Tumel of 107 West Old Route 6, Julie Throwbridge of 93 Lewis Road, and Pia Rigby of 79 Kenyon Road. Rick Ross of 167 Drain Street addressed the board about extending the required notification to surrounding neighbors from 500 feet to 1 mile. Renee Cuprak of 108 Drain Street also addressed the board on the possible noise and traffic issues that might arise from an events facility. First Selectman Alan Cahill spoke to the importance of correspondence between the owners and the town. Normand Thibeault Jr. pointed out that in the Plan of Conservation and Development a goal under Commerce and Economy is, “Encourage the reuse and/or redevelopment of existing commercial sites and structures including old farms.” He also noted that in the same document under Cultural Resources an Action/Implementation was to “Review and revise Zoning Regulations to foster reuse of historic dwellings, barns and other structures as well as farms, by implementation of zoning regulations that are flexible enough to permit new uses when their original uses are no longer economically viable, such as for social gathering/event function establishments, and art, recreation and educational institutions. The board discussed the matter at length. **Everett Hyde moved to close the public hearing. Gary DeCesare seconded and the motion carried with the following vote:**  
**In Favor: Kevin Grindle, Gary DeCesare, and Everett Hyde**  
**Opposed: Randy Thompson and Susan Hochstetter**
4. **Adjournment** – Susan Hochstetter moved to close the public hearing at 9:22 pm. Gary DeCesare seconded the motion and it passed unanimously.

**MEETING AGENDA**

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 9:22 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde, and Randy Thompson. Also in attendance were alternates Gloria Langer, Wayne DeCarli and Stanley Crawford and Staff John Guskowski.
3. **Audience for Citizens:** *Citizens may address the Commission on items not otherwise on the Agenda* – None
4. **Approval of Minutes: September 25, 2017** – Gary DeCesare moved to approve the September 25, 2017 minutes. Everett Hyde seconded and the motion passed unanimously.
5. **New Business**
6. **Old Business**

- a. **Zoning Amendment Application: Addition of Section 5.1c.2 and 6.22Q “Event Facilities”**  
Applicant: Stonehurst at Hampton Valley, LLC- Gary DeCesare moved to approve the addition of section 5.1.c.2 and 6.22Q with the following modifications; (1) The addition of “The applicant shall demonstrate that parking spaces, including handicapped spaces, are of sufficient number to accommodate the proposed use.” to line 7 Parking Areas of Section 6.22Q – Event Facilities. (2) The addition of item 14 “A traffic and circulation plan, including access management details, shall be provided to satisfy the requirements of section 6.18.B.2 of these regulations.” (3) The addition of item 15 “For events exceeding 85% of design capacity of the facility the applicant or facility operator shall provide written notification to the First Selectman a minimum of two weeks in advance of the event.” Randy Thompson seconded and the motion passed unanimously.
  - b. **Route 6 Business District: Report of Selectmen’s Forum** – Chairman Kevin Grindle led the Commission in a short discussion on the outcome of the forum that was held at the First Selectman’s meeting regarding the Route 6 Business District. Gary DeCesare moved to table item 6c. **Village District Discussion – Statement of Purpose & Map Discussion** and item 6d. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation**. Everett Hyde seconded and the motion passed unanimously
  - c. **Village District Discussion – Statement of Purpose & Map Discussion** - Tabled
  - d. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulations** – Tabled
7. **Staff Report** - John Guskowski provided the board with a staff report from Zoning Enforcement Official John Valente.
  8. **Correspondence** – None
  9. **Adjournment** – Gary DeCesare moved to adjourn at 9:39 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
10-24-17