

Planning and Zoning Commission
Regular Meeting Minutes
October 27, 2014
Page 1 of 2

Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:05 pm.

Roll Call

Regular Members Present: Grindle, Thompson, DeCesare, and Langer.

Alternate Hochstetter was seated for Hyde.

Alternate DeCarli also present, but not seated.

Audience for Citizens

None.

Additions to the Agenda

Added to New Business #2: Recommend Gloria Langer to be appointed to the Planning and Zoning Commission alternate.

Approval of Minutes

MOTION: Hyde/ Hochstetter moved/ seconded to approve the minutes of the September 22, 2014 meeting as written. All in favor; motion passed with one abstention (DeCesare).

New Business

1. Referral from the Board of Selectmen under CT General Statutes 8-24: proposed sidewalk linking Town Hall and Grange along east side of Route 97.

Selectman Chapel stated the Board of Selectmen would be applying for another STEAP grant this year, with the application including a pavilion, resurfacing the tennis courts, and a walkway between the Community Center and Town Hall.

PZC asked some questions regarding the logistics and ADA compliance of the Community Center.

Grindle stated that the proposal would be left on the agenda for updates in the coming months, and asked that selectmen leave enough money in the grant proposal for engineering and construction oversight.

Selectman Chapel updated the commission on projects the selectmen have been working on, including paving town roads and speeding complaints on Main St/ Route 97. Chapel noted a preliminary proposal for a drag strip in Chaplin.

MOTION: Thompson/ DeCesare moved/ seconded to grant a favorable preliminary referral under CT General Statutes 8-24 for the STEAP grant application for municipal campus improvements. Motion passed with Hochstetter opposed.

2. Recommend Gloria Langer to be appointed to the Planning and Zoning Commission alternate.

MOTION: Hyde/ DeCesare moved/ seconded to recommend Gloria Langer as an alternate to the Planning and Zoning Commission. All in favor; motion passed.

Planning and Zoning Commission
Regular Meeting Minutes
October 27, 2014
Page 2 of 2

Old Business

1. Application for Site Plan Modification - Town of Hampton - proposal to construct additional parking at rear of Town Hall.
Discussed during New Business #1.

2. Zoning Regulations: Review of nonresidential Uses in the residential zone .
Review of non- residential uses in the residential zone followed, with consideration of Pomfret and Woodstock zoning regulations.

Fraenkel asked the commission to consider the possibility of allowing veterinarians, daycares etc by special permit throughout the RA-80 Zone. The commission discussed creating a new zone or an overlay zone on Route 6 and ended the conversation leaning towards an overlay zone. The matter will be continued.

Staff Report

Fraenkel stated she would be meeting with James Oefinger November 6, 2014 to discuss operating a business in town.

Communications

1. NECOG/WINCOG report - none
2. Conservation Commission report- will be meeting at Goodwin 10/28/14.

Adjournment

Meeting adjourned at 8:49PM.

Respectfully Submitted,

Liz Stillman
Recording Secretary