

**HAMPTON PLANNING AND ZONING COMMISSION  
HAMPTON TOWN HALL, 164 ROUTE 97  
MEETING ROOM  
MONDAY NOVEMBER 26, 2018  
7:00 PM  
PUBLIC HEARING & REGULAR MEETING**

**PUBLIC HEARING**

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:01pm.
2. **Roll Call/ Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and Gloria Langer. Also, in attendance staff John Guskowski.
3. **Public Hearing**
  - a. **Application for Modification of Special Permit for Event Facility at 39 Drain Street (Map/Block/Lot #4-10-27-1). Applicant: Stonehurst at Hampton Valley, LLC** – Chairman Kevin Grindle informed the public that the notice ran in the Willimantic Chronicle. Greg A. Glaude of Killingly Engineering Associates, on behalf of the applicant, handed out new site plans dated November 26, 2018 and a copy of the letter mailed to the abutting properties to the Commission. Greg reviewed with the Commission the change of the address to 119 Providence Turnpike, the proposed addition to the building, the change to parking areas, and a change to the septic system. Greg also provided the board with a revised statement of use dated November 26, 2018 which incorporated the proposed modifications. Greg also confirmed that the new building will not decrease the property set-backs to Drain Street or Rte. 6 and that there will be no new impervious areas associated with the parking on the site. Gay Wagner questioned the security of the facility. **Everett Hyde moved to close the public hearing. Gary DeCesare seconded and the motion passed unanimously.**
4. **Adjournment** – Everett Hyde moved to close the public hearing at 7:31 pm. Gary DeCesare seconded and the motion passed unanimously.

**REGULAR MEEING**

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:31 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and Gloria Langer. Also, in attendance staff John Guskowski and project intern Mike Lucas.
3. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** –None
4. **Approval of Minutes: October 22, 2018** – Everett Hyde moved to approve the October 22, 2018 minutes. Susan Hochstetter seconded and the motion passed unanimously.
5. **New Business**
  - a. **Establishment of Schedule of PZC Meetings, 2019** – Everett Hyde moved to approve the amended schedule of PZC Meetings 2019. Gary DeCesare seconded and the motion passed unanimously.
  - b. **Establishment of Commission Officers, 2019** – Everett Hyde moved to keep the same Commission officers in 2019. Gary DeCesare seconded and the motion passed unanimously.
6. **Old Business**
  - a. **Application for Modification of Special Permit for Event Facility at 39 Drain Street (Map/Block/Lot #4-10-27-1). Applicant: Stonehurst at Hampton Valley, LLC** – Everett Hyde moved to approve the application, which is in accordance with the Plan of Conservation and Development and with the condition that a note be added to the plan set per the statement of use that events occurring on the same day in both buildings will be staggered by two hours. Gary DeCesare seconded and the motion passed unanimously.
  - b. **Village District Discussion – Report of Intern/Research** - Mike Lucas reported to the Commission on the additional research he made on the village district and made preliminary recommendations about possible regulatory direction. John Guskowski informed the board that the research has shown that most

towns have developed village districts as a way to maintain the aesthetics of a part of the town while allowing new uses to that part of the town. Mike Lucas and John Guskowski reviewed the results from the survey Commissioners took concerning the changes in regulations with the proposed village district. The board discussed the results of the survey and what they felt the next steps should be. Mike Lucas will prepare his summary recommendations for the Commission's December meeting.

**c. PoCD Implementation**

**i. Route 6 Business District** – Tabled to the next meeting.

**ii. Home-Based Business Regulations** – Tabled to the next meeting.

**7. Staff Report** – John Guskowski updated the board on the old Hampton General Store.

**8. Correspondence** – Chairman Kevin Grindle read the Commission two correspondences.

**Adjournment** – Everett Hyde moved to adjourn at 9:18 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila

11-27-18