

**HAMPTON PLANNING & ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
**MEETING ROOM**  
**MONDAY NOVEMBER 27, 2017**  
**7:00 PM**  
**REGULAR MEETING MINUTES**

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 7:03 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Randy Thompson. Seated for Everett Hyde was Wayne DeCarli. Also in attendance were alternates Gloria Langer 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: October 23, 2017** – Gary DeCesare moved to approve the October 23, 2017 minutes with the following amendment; 3a in Public Hearing should read 924 Pomfret instead of 924 Pomfert. Wayne DeCarli seconded and the motion passed unanimously. Chairman Kevin Grindle seated Everett Hyde at 7:05 pm.
5. **New Business**
  - a. **Special Permit Applications: Bed & Breakfast per Section 5.1.C.3.b and Event Facility per Section 6.22.Q at 39 Drain Street (Map 4-10, Block 27, Lot 7A) Applicant: Stonehurst at Hampton Valley, LLC. Rec - -** Normand Thibeault, Jr. from Killingly Engineering Associates gave the board a brief introduction of the special permit application. Randy Thompson moved to set a Public Hearing for the Special Permit Application for the regular scheduled meeting December 18, 2017. Gary DeCesare seconded and the motion passed unanimously.
  - b. **Election of Commissioner Officers for 2018** – Everett Hyde moved to keep the current officers: Kevin Grindle as Chairman, Gary DeCesare as Vice-Chairman and Randy Thompson as Secretary. Susan Hochstetter seconded and the motion passed unanimously.
  - c. **Establishment of Commission Schedule of Meetings, 2018** – Susan Hochstetter moved to accept the Schedule of Meetings for 2018 as presented with the amendment of the May 28<sup>th</sup> meeting being moved to May 29<sup>th</sup>. Randy Thompson seconded and the motion passed unanimously.
6. **Old Business**
  - a. **Route 6 Business District: Report of Selectmen’s Discussion** – Nothing new at this time.
  - b. **Village District Discussion – Statement of Purpose & Map Discussion** – John Guskowski provided the board with a draft village district intent, a draft map of a village district in Hampton and a copy of the Town of Lebanon’s village district regulations. The board had a discussion concerning the information provided and the dynamics of a village district designation in Hampton. The board decided that the next step would be to task staff with a drafting a skeleton regulation for January Meeting and plan to have a public informational meeting in the spring.
  - c. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulations** – Susan Hochstetter moved to invite the Green Energy Commission to the next meeting to discussed the draft ground-mounted solar panel regulations. Everette Hyde seconded and the motion passed unanimously.
7. **Staff Report** – No Staff Reports.
8. **Correspondence** – None. Chairperson Kevin Grindle thanked Wayne DeCarli for his service as alternate on the board.
9. **Adjournment** – Gary DeCesare moved to adjourn at 8:53 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
11-28-17