

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY, DECEMBER 18, 2017
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

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, Everett Hyde, and Randy Thompson. Also in attendance were alternates Gloria Langer, Jamie Boss and Stanley Crawford and Staff John Guskowski.
3. **Public Hearing- 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.** – Chairman Kevin Grindle read the posting of the Public Hearing that was published in “The Willimantic Chronicle” on December 5, 2017 and December 12, 2017. Greg A. Glaude from Killingly Engineering Associates presented the Commission with plans dated December 18, 2017 for 39 Drain Street. He reviewed the site plans with the Commission highlighting the additions to the current structures, the parking area and the flow of traffic at the site. Greg A. Glaude also presented the Commission with a statement of use for the property, two letters from Northeast District Department of Health (NDDH) approving the proposed septic systems for the site, a preliminary letter from the Department of Transportation (DOT) with items of compliance they are looking for, a letter from the landscaper that will be handling the project if it is approved by the town providing a brief description of the type of landscaping that will be done and a letter from Wetlands Officer John Valente dated August 30, 2017 with a revision date of December 12, 2012 that states that the proposed project meets Inland Wetland and Watercourses Agency. Chairman Kevin Grindle opened the public portion of the hearing with written correspondences. Chairman Kevin Grindle read an email dated December 12, 2017 from Andrea Kaye of 214 Main Street, a letter dated December 18, 2017 from Joann Freeman and a letter dated December 18, 2017 from Leila Ostby from 153 East Old Route Six. Chairman Kevin Grindle then opened the floor for people in favor of the application. Diane Gagnon from 82 Hartford Turnpike, Jeanne Kavanaugh of 10 South Bigelow Road, and Aaron Tumel of 107 West Old Route Six all spoke in favor application. Chairman Kevin Grindle then opened up the public hearing for all other comments concerning the application and the following people spoke expressing concerns with the application: Barbara Reggio-Brown from 235 Drain Street, Richard Ross from 167 Drain Street, Roger Burten from Drain Street, Renee Cuprak from 108 Drain Street, Sydney Reggio from 235 Drain Street, Maryellen Donnelly from 114 Old Town Pound Road, Kathleen Thompson from 236 Main Street, James Mcmillen from 300 East Old Route Six, Deborah Espinosa from 349 Windham Road, Cheryl Volpe from 7 Drain Street, Patricia Cascio from Pudding Hill Road and Adam Romagna from 25 Bigelow Road. Greg Glaude from Killingly Engineering Associates responded to several concerns and requested that the public hearing be extended to allow the applicant to prepare a traffic analysis, water use analysis, and other plan updates. **Everett Hyde moved to continue the public hearing till the site walk in early January. Gary DeCesare seconded and the motion passed unanimously.** John Guskowski noted that the site walk would be posted as a Special Meeting on the town website and in the Clerk’s office.
4. **Adjournment** – Chairman Kevin Grindle closed the Public Hearing portion of the meeting at 9:39 pm.

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 9:43 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, Jamie Boss and Stanley Crawford and Staff John Guskowski.
3. **Audience for Citizens: Citizens may address the cCommission on items not otherwise on the Agenda** – Allan Cahill spoke to the board on the improvements made to the property at 39 Drain Street.

4. **Approval of Minutes: November 27, 2017 - Gary DeCesare moved to approve the November 27, 2017 minutes, with the following amendment, line 6c should read Everett and not Everette. Randy Thompson seconded and the motion passed unanimously.**
5. **New Business**
 - a. **Budget Request for FY 2018-19** – Chairman Kevin Grindle and Staff John Guskowski will put together a preliminary budget for the Commission to review at their January 22, 2018 meeting.
6. **Old 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.** – Continued until site walk in early January.
 - b. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation** – Tabled until the January 22, 2018 meeting.
 - c. **Route 6 Business District – Follow-up on Selectmen’s Discussion** – Nothing new to report at this time.
 - d. **Village District Discussion – Zoning Outline and Public Outreach Discussion** - Tabled until the January 22, 2018 meeting.
7. **Staff Report** – Staff John Guskowski reported to the Commission that both John Valente and he have been working on the Special Permit Application for 39 Drain Street. John Guskowski also informed the board that he is requesting an as built for the property located at 396 Hartford Turnpike.
8. **Correspondence** – An email from Donna Cloutier was given to the Commission asking that they have their submission for the annual report to her by February 1, 2018.
9. **Adjournment – Gary DeCesare moved to adjourn at 9:52 pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
12-19-17