

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY, JANUARY 22, 2018
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** – Chairman Kevin Grindle called the public hearing to order at 7:05 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. Hearing continued from 12/18/17 meeting and 1/13/18 site walk** – Greg Glaude presented the board with a new set of plans dated January 8, 2018, a revised Statement of Use dated January 15, 2018 and a written requested that the existing application be modified to remove the Bed and Breakfast portion of the special permit. Greg Glaude reviewed the changes to the plans and Statement of Use for Stonehurst at Hampton Valley, LLC with the Commission. He also submitted a letter from the Hampton Town Fire Marshal stating that the proposed plans provide for adequate fire department and emergency services access and does not pose any concerns for fire safety. Normand Thibeault, Jr. reviewed the proposed septic systems with the Commission, addressed concerns raised by the Hampton Inland Wetlands Commission concerning runoff and reviewed a traffic report in support of the proposed event facility with the Commission. Normand Thibeault, Jr. provided the Commission with a traffic report from F. A. Hesketh & Associates and Greg Glaude provided the board with a letter from the Department of Transportation dated January 18, 2018 stating that they have no concerns with the plans that were submitted. Normand Thibeault Jr. submitted the current conditions for Connecticut streamflow to the Commission. Chairman Kevin Grindle opened the public portion of the hearing Joann Freeman, Barbara Reggio-Brown from 235 Drain Street, Roger Burten from Drain Street, Rick Ross from 167 Drain Street, Renee Cuprak from 108 Drain Street, Sydney Reggio from 235 Drain Street, Wayne Kilpatrick from 139 Kenyon Road, and Marsha Kilpatrick from 139 Kenyon Road spoke to the Commission expressing concerns with the proposed activity. William Shemansky of the neighboring Rod and Gun Club noted the Club's history and use of the surrounding land. Commissioners Everett Hyde, Sue Hochstetter, Randy Thompson, and Alternates Jamie Boss and Gloria Langer asked questions of clarification of the applicant's representatives. Alternate Stanley Crawford verified that the Wetlands Commission had approved the proposal.
4. **Adjournment** – Gary DeCesare moved to close the Public Hearing at 9:41 pm. Everett Hyde seconded and the motion passed unanimously.

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 9:51 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 Commission on items not otherwise on the Agenda** – Rick Ross from 167 Drain Street spoke to the Commission regarding the results of the recent survey performed in support of the updated Plan of Conservation & Development. Dana McDermott spoke to board and requested that additional information pertaining to the meetings be added to the public record of meetings and suggested that the Commission consider posting notices of upcoming meeting in the Hampton Gazette.

4. **Approval of Minutes: December 18, 2017 - Gary DeCesare moved to approve the December 18, 2017 minutes, with the following amendment under item 3 it should read “Commission” and not “cCommission.”** Everett Hyde seconded and the motion passed unanimously.
Everett Hyde moved to approve the January 13, 2018 site walk minutes. Gary DeCesare seconded and it passed with the following vote:
Yes: Gary DeCesare, Susan Hochstetter, Everett Hyde
Abstained: Randy Thompson
5. **New Business – nothing to report.**
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. – Gary DeCesare moved to approved the special permit application for Stonehurst at Hampton Valley, LLC, noting that the proposed plans, revised to January 9, 2018 and Statement of Use, revised to January 15, 2018 met the Hampton Zoning Regulations and were in harmony with the Hampton Plan of Conservation & Development with the following conditions;**
 - **A revised site plan addressing the water runoff from the proposed paved turn around and roof drainage from the proposed barn be submitted,**
 - **Additional details of the light pole base and lights to be used in the parking area be added to the plans,**
 - **Stabilization methods of the woodchip berm be added to the plans,**
 - **Documentation pertaining to the Transient non-community water system registration with CTDPH be submitted prior to issuing a Certificate of Zoning Compliance on the project,,**
 - **A condition that requires the applicant to come back in a year from the time a Certificate of Zoning Compliance is issued to review condition of the unpaved parking area be added to the approval.**Everett Hyde seconded and the motion passed with the following vote:
Yes: Gary DeCesare, Everett Hyde, Randy Thompson, Gloria Langer, Jamie Boss, and Stanley Crawford.
Abstained: Susan Hochstetter
 - b. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation – Tabled until the next meeting.**
 - c. **Route 6 Business District – Follow-up on Selectmen’s Discussion – Tabled until the next meeting.**
 - d. **Village District Discussion – Zoning Outline and Public Outreach Discussion - Tabled until the next meeting.**
 - e. **Budget Request for FY 2018-19 – Everett Hyde moved to approve the budget request for fiscal year 2018-19. Gary DeCesare seconded and the motion passed unanimously.**
7. **Staff Report – Staff John Guskowski reported to the Commission that there is no written report from John Valente. John Guskowski spoke to the Commission about the property at 396 Hartford Turnpike and some regulatory items he is working on taking care of with concerns to the property prior to the issuance of a Certificate of Zoning Compliance.**
8. **Correspondence – None**
9. **Adjournment – Everett Hyde moved to adjourn at 10:20 pm. Gary DeCesare seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
1-23-18