

TOWN OF HAMPTON
Planning and Zoning Commission
Public Hearing & Regular Meeting Minutes
January 25, 2016

Public Hearing

1. Application for a special permit to operate a package liquor store at 396 Hartford Turnpike/Business Zone; Pankaj Patel, owner/applicant, B Zone.

Chair Grindle called the public hearing to order at 7:05 p.m. Bob DeLuca, of CLA Engineers, presented updated plans on behalf of Mr. Patel. The Commission was also presented with comments from the fire marshal, an approval letter from DOT, proposed sign lighting fixture samples, and proposed building lighting fixture samples.

Mr. DeLuca and the Commission discussed additional items including fencing, landscaping, dark sky compliance, free-standing sign placement, wall signage and wetlands soils. Both parties agreed to infiltrate as much stormwater onsite as possible without causing a monetary burden to the owner. Using a drywell or a CL catchbasin with holes and crushed stone around would accomplish this goal; Mr. DeLuca will expand on the concept and produce the engineering details to Fraenkel.

Chair Grindle opened the hearing to testimony in favor of the application. Selectman Mike Chapel, neighbor Gregg Freiman and resident Bruce Kinzer spoke in favor of the application. There were no additional comments.

MOTION: DeCesare/Hyde moved/seconded to close the public hearing. All in favor; motion passed. The public hearing closed at 8:00 p.m.

REGULAR MEETING

Call to Order

Chair Kevin Grindle called the special meeting to order at 8:00 p.m.

Roll Call

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Everett Hyde, and Randy Thompson. Also present were Alternates Gloria Langer, and Staff Member Martha Fraenkel.

Additions to Agenda

The 2016-2017 Budget was added as New Business item number 1.

Audience for Citizens

None.

Approval of Minutes

MOTION: Hyde/DeCesare moved/seconded to approve the minutes of the 12/14/15 meeting. All in favor; motion passed.

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MOTION: Hochstetter/Hyde moved/seconded to approve the minutes of the 1/14/16 meeting. There was one abstention by DeCesare; motion passed.

Old Business

1. Application for a special permit to operate a package liquor store at 396 Hartford Turnpike/Business Zone; Pankaj Patel, owner/applicant.

MOTION: Hyde/DeCesare moved/seconded to accept the plan as prepared by CLA Engineers does comply with zoning regulation 5-2.2b. All in favor; motion passed.

MOTION: DeCesare/Hyde moved/seconded the motion to approve the application as submitted according to a plan prepared by CLA Engineers, Inc., entitled Proposed Site Improvement Plan Mickey Pankaj, LLC, 396 Hartford Turnpike Route 6, Hampton dated 11/2015 and revised to 1/22/16, 1 sheet, with the following conditions :

1. The approval motion is placed on the final plan.
2. The plan is recorded with the Town Clerk.
3. A list of proposed landscape species (chosen from the UConn acceptable list) will be approved by staff prior to installation.
4. Wall signs details will be approved by staff prior to installation.
5. Lighting fixture details will be approved by staff prior to installation.
6. Prior to recording of the plan in the Land Records, infiltration details will be approved by staff.

The motion passed unanimously

2. 2016 Plan of Conservation and Development

A special meeting was scheduled for Thursday, February 11th at 7:00 p.m. to work on the Natural Resources section of the Plan. The Commission discussed Fraenkel meeting privately with realtor Angelika Hansen.

New Business

1. 2016-2017 Budget Plan

Fraenkel distributed a copy of the current budget. The Commission discussed changes they would like to make to the budget. The Commission decided to add an additional \$500 to the recording clerk item in the budget for special meetings in the next fiscal year.

MOTION: Hyde/DeCesare moved/seconded to approve the 2016-2017 budget as proposed. All in favor; motion passed unanimously.

Staff Report

None.

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Communications

1. Conservation Commission Report

Randy Thompson reported that the Conservation Commission is currently waiting on survey results for the recently acquired property.

Adjournment

MOTION: DeCesare/Hyde moved/seconded to adjourn the meeting. All in favor; motion passed. The meeting was adjourned at 8:56 p.m.

Respectfully submitted,

Valerie Imre
Recording Secretary